WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2010

Notary Public:

MY COMMISSION EXPIRES: 11/2/12
(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Moni J. Cook	Bank of America, N.A.	Parcel ID:
6417 Riverplace Dr.	801 Crescent Centre Dr., Ste 510	126160A03600CO
Nashville, TN 37221	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kerry Meacham and wife, Sheila Meacham

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Moni J. Cook and Lisa S. Hackney, both unmarried, as joint tenants with right of survivorship
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 36, on the Final Plat of Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1, of record in Instrument 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kerry Meacham and Sheila Meacham, husband and wife, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument 20021008-0122818, said Register's Office, dated September 27, 2002.

This conveyance is subject to Restrictive Covenants of record in Instrument 20011105-0121083, amended in Instrument 20020424-0050565; Instrument 20040430-0049313; Instrument 20040506-0051985; Instrument 20050308-0025001; Instrument 20060320-0031638l; Instrument 20061103-0136691; and Instrument 20061214-0154502, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20011026-0117231, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6417 Riverplace Dr., Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of March, 2010.

Kerry Meacham

Sheila Meacham

BILL GARRETT, Davidson County
Trans: T20100019634 DEEDWARR
Recvd: 04/05/10 15:27 2 pgs
Fees: 13.00 Taxes: 1424.50

20100405-0025304

STATE OF Missouri
COUNTY OF St. Charles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kerry Meacham and Sheila Meacham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2010.

My Commission Expires: 5-24-11

Notary Public

