STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,146.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 2011.

Notary Public
MY COMMISSION EXPIRES:
File No. GH-2460D

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-21-2013

BILL GARRETT, Davidson County
Trans:T20110039931 DEEDWARR
Recvd: 07/05/11 09:50 2 pgs
Fees:13.00 Taxes:574.04
20110705-0051014

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Fredie Manuel Graham and Cynthia Graham (NAME)	Reliance First Cap. (NAME)	42-7-90
620 Ronnie Road (STREET ADDRESS)	270 South Service Rd (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **The Estate of Lena Davis Meador**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fredie Manuel Graham and Cynthia Graham, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 103 on the plan of SECTION I, MADISON MEADE, as shown by plat of record in Book 2854, Page 2, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 103 fronts 138.02 feet on the easterly side of Ronnie Road and runs back 265.30 feet on the north line and 255 feet on the south line to a dead line in the rear on which it measures 172.22 feet.

BEING the same property conveyed to Hurley R. Meador and Lena Davis Meador, husband and wife from E. Graves Pate and wife, Frieda H. Pate, by Deed dated June 1, 1959, in Book 2909, Page 45, in the Register's Office for Davidson County, Tennessee.
Hurley R. Meador has since died, October 20, 1993, vesting sole ownership in Lena Davis Meador as surviving tenant by the entirety.

Lena Davis Meador has since died testate on February 17, 2011. Pursuant to the terms of her Last Will and Testament dated April 24, 2009 and as recorded in the Seventh Circuit Course Court Office of Davidson County as No. 11P-578, and appointing Sherrie M. Seay as Executrix for the said Estate with full power to convey said property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 2854, page 2, Register's Office for Davidson County, Tennessee.

The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 620 Ronnie Road, Madison, TN 37115.

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. Whenever 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 my/our hand(s) this 24th day of June, 2011.

THE ESTATE OF LENA DAVIS MEADOR

By: Sherrie M Seay Executrix
Sherrie M. Seay, Executrix

June 24, 2011
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Sherrie M. Seay, Executrix for The Estate of Lena Davis Meador, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of June, 2011.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066