WARRANTY DEED

The actual consideration or value for this transfer is $ 71,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Wilson }

SWORN TO AND SUBSCRIBED before me this day of JULY, 2011.

NOTARY PUBLIC
My Commission Expires: 3/2/15

JANELL L JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans: T20110041280 DEEDWARR
Recvd: 07/11/11 08:50 2 pgs
Fees: 13.00 Taxes: 262.70

20110711-0052646

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 2217 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
CHARLES W. MEADOR 4125 Andrew Jackson Pky Hermitage, Tennessee 37076	New Owner	064 04 0 / 028.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by CHARLES W. MEADOR, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The Estate of GEORGIA J. HOUSTON, by **JAMES HOUSTON, Executor**, the GRANTOR herein, has bargained and sold, and by these presents does transfer and convey unto:

CHARLES W. MEADOR, the GRANTEE, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being Lot No. 1 on the Plan of Laurel Heights Subdivision, Section B, as of record in Book 3600, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

BEING ALL the same property conveyed to GEORGIA J. HOUSTON, un-married, from Winifred C. Sutton, surviving tenant by the entirety, by Warranty Deed dated June 26th 1989 and of record in Book 7887, page 41, Register's Office for Davidson County, Tennessee. The said Georgia J. Houston having since died, un-married, Testate, in Davidson County, Tennessee, Probate Case #10P-1815, Naming JAMES HOUSTON as Executor with full authority to sell and convey the herein described real property, on behalf of the Estate, as shown in the Fourth and Seventh Paragraphs of her duly Probated Last Will and Testament, a copy of which is of record as Instrument 20110705-0051091, Said Register's Office.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. On behalf of the Estate, I do covenant with the said GRANTEE that I am 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. I do further covenant and bind the Estate and its representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2011 Property taxes are to be prorated and assumed by the GRANTEE.
Any and all Restrictions of record in Register's Office for Davidson County, TN.

This is improved property known as: ***102 Paula Drive, Old Hickory, TN. 37138.***

Witness our hands this 6th day of JULY, 2011.

The Estate of GEORGIA J. HOUSTON

BY: James Houston
JAMES HOUSTON, Executor

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named JAMES HOUSTON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he is the Executor for The Estate of GEORGIA J. HOUSTON and that he, as such Executor, acknowledged , and executed the within instrument, for the purposes therein contained on behalf of The Estate of GEORGIA J. HOUSTON.

Witness my hand and official seal at Old Hickory, Tennessee this 6th day of JULY, 2011.

NOTARY PUBLIC

My Commission Expires: 3-10-2012

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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WARRANTY DEED

From: *The Estate of GEORGIA J. HOUSTON*
By: JAMES HOUSTON, Executor

To: *CHARLES W. MEADOR*

Property:
102 Paula Drive
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

&

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