THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
HAYNES, FREEMAN & BRACEY, PLC
Post Office Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20120055819 DEEDWARR
Recvd: 07/30/12 14:14 4 pgs
Fees:23.00 Taxes:185.00
20120730-0067014

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Stewart Granville and wife, Gail Granville 14472 Hartzog Road Winter Garden, FL 34787	New Owner(s)	006-00-0-042.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DEWEY W. MEADORS AND WIFE, MARY SUE MEADORS, both residents of the State of Tennessee (collectively, the "Grantor"), have bargained and sold, and by these presents, hereby transfer and convey unto STEWART GRANVILLE AND WIFE, GAIL GRANVILLE, both residents of the State of Florida (collectively, the "Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 1820 Springfield Highway, Goodlettsville, Davidson County, Tennessee 37072.

Said Subject Property is conveyed to Grantee subject to all applicable building and zoning laws, any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the Subject Property, present and future property taxes, and any and all matters of record that may apply to the Subject Property.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its heirs to warrant and forever defend the title to said Subject Property to Grantee, its heirs, successors and/or assigns, against the lawful claims of all persons claiming an interest in said Subject Property, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, we have hereunto set our signatures this 27th day of July, 2012.

GRANTOR:

Dewey W Meadors

Dewey W. Meadors

Mary Sue Meadors

Mary Sue Meadors

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, DEWEY W. MEADORS, the within named bargainor, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of July, 2012.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 1/6/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, MARY SUE MEADORS, the within named bargainor, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of July, 2012.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 1/6/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Fifty Thousand and 00/100 Dollars ($50,000.00).

Stewart Granville

Sworn to and subscribed before me this 27th day of July, 2012.

Notary Public

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/6/14

EXHIBIT A
DESCRIPTION OF SUBJECT PROPERTY

BEGINNING at a point in the westerly margin of U. S. Highway 41- #, said point being the southern boundary line of a tract of land conveyed to R. C. Coggins by deed from S. C. Bowers of record in Book 19, page 248, Register's Office for said County; thence with Coggins' southern boundary line, S 68 degrees W 9 poles to Coggins' S. W. corner; thence S 3 degrees W 16 poles to a stone in a hillside; thence with the southern boundary line of a tract of land conveyed to Robert C. Coggins of record in Deed Book 14, page 269, said Register's Office N 88 degrees W 200 poles to a point; thence S 3 degrees W 10 poles to the top of a ridge; thence S 24 degrees E 63 poles to a Point; thence N 42 degrees E 8.5 poles to a point; thence N 70 degrees E 15.8 poles to a point; thence S 79 degrees E 14.9 poles to a point; thence N 70 degrees E 17.8 poles to a point; thence N 63 degrees E 21.3 poles to a point; thence S 34 degrees E 21.1 poles to a point; thence S 60 degrees E 17.8 poles to a point; thence N 85 degrees E 19.4 poles to a point: thence N 53 degrees E 29 poles to a point; thence S 23 degrees E 11.3 poles to a point; thence S 49 degrees E 6 poles to a point; thence S 25 degrees E 14.4 poles to a point; thence S 43 degrees E 5.8 poles to a point; thence N 62 degrees E 4.5 poles to a point; thence S 45 degrees E 13 poles to a point; thence S 46 degrees E 31.2 poles to a point; thence S 88 degrees E 12 poles to a point; thence S 84 degrees E 18.3 poles to a point; thence N 12 degrees E 9.3 poles to a point; thence N 8 degrees W 2.8 poles to a point; thence N 20 degrees W 8.2 poles to a point; thence N 5 degrees W 6.4 poles to a point; thence N 15 degrees W 24.2 poles to a point; thence N 70 degrees E 35 feet to a point; thence S 40 degrees E 12 poles to a point; thence N 40 degrees E 30 feet to a point; thence N 34 degrees W 30.3 poles to a point; thence N 24 degrees W 6 poles to a point; thence N 60 degrees E 50 feet to the westerly margin of said highway; thence with the westerly margin of said highway N 27 degrees W 51.8 poles to a point N 32 degrees W 6 poles to the beginning, containing 94.5 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THE PROPERTY CONVEYED BY THE FOLLOWING DEEDS OF RECORD: Book 3616, page 385; Book 4208, page 894, Book 4431, page 779, Book 5011, page 874; Book 5112, page 389; Book 5160, page 978; Book 5292, page 591; Book 5984, page 316, Book 6734, page 936; Book 6793, page 941, and Book 6797, page 30, Register's office for Davidson County, Tennessee.

BEING the same property conveyed to Dewey W. Meadors and wife, Mary Sue Meadors, by Warranty Deed from John C. Meadors and wife, Wanda L. Meadors, of record in Book 11448, page 713, Register's Office for Davidson County, Tennessee.