This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5293 PAGE 721

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Fred T. Sadler, Jr. et ux | | Map 12 |
| (NAME) Route 2, Williamson Rd. | (NAME) same | Parcel 53 |
| (STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072 | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Fred T. Sadler, Jr. and wife, Lila J. Sadler and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Robert C. Garrett and wife, Harriett N. Garrett,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Fred T. Sadler, Jr. and wife, Lila J. Sadler,

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in the 10th Civil District of Davidson County, Tennessee, being shown as Tract I on an unrecorded survey made by John M. Sullivan, Civil Engineer, dated April 29, 1965 and described according to said survey as follows:

Beginning at a point in the center of Williamson Road, said point being located approximately 1,022 feet, as measured with the center line of said Road, from its intersection with the southwesterly right-of-way of Dickerson Road; thence with the center of Williamson Road as follows: South 15 deg. 32' East 27.8 feet, South 7 deg. 19' East 50 feet, South 17 deg. 54' west 50 feet, South 44 deg. 34' West 50 feet and South 50 deg. 19' West 75 feet to a point in the center of said Road; thence leaving said Road and running with an old fence line, South 86 deg. 44' East 683.3 feet to a point; thence North 0 deg. 10' East 243 feet to a point thence North 89 deg. 40' West 588.5 feet to the center of Williamson Road and the point of beginning.

Being the same property conveyed to Robert C. Garrett by deed from Matt N. Thomson and wife, Kitty B. Thomson, of record in Book 4341, page 654, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 78,000.00

Subscribed and sworn to before me, this the 1st day of June 19 78

Affiant Fred T. Sadler, Jr.

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ernest

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is ( unimproved / improved ) property, known as ..... (House Number) (Street) P. O. Address: ..... (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Fred T. Sadler, Jr. and wife, Lila J. Sadler, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for 1978 taxes which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Fred T. Sadler, Jr. and wife, Lila J. Sadler, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hands this 1st day of June, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert C. Garrett

Harriett N. Garrett

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mary Enaey, *a Notary Public in and for said County and State,* Robert C. Garrett and wife, Harriett N. Garrett

*the within named bargainor...s., with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, Tennessee
*this* 1st *day of* June, *19* 78.

Mary Enaey
Notary Public

*Commission expires* 4/21/80

MARY E. SEY NOTARY PUBLIC AT LARGE STATE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....*self to be* ....., ....*of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....*self as* .....

*Witness my hand and seal, at office in* ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

*Commission expires* .....

**WARRANTY DEED**

FROM

Robert C. Garrett et ux

TO

Fred T. Sadler, Jr. et ux

| | | | | | |
|---|---|---|---|---|---|
| JUN-5 78 | CONV | 78,000.00 | | | |
| JUN-5 78 | S'TAX | | B* | 202.80 | |
| JUN-5 78 | PR'FEE | | B* | .50 | |
| JUN-5 78 | W'DEED | | B* | 4.00 | * 207.30 |

E 68968

IDENTIF. REFERENCE

JUN 5 9 28 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON [illegible]

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238