ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Ronald L. Sadler (NAME)	Same (NAME)	72-5-69
P.O. Box 4561 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tn 37216 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6131 PAGE 551

For and in consideration of the sum of Twelve Thousand and 00/100---------- ($12,000.00) DOLLARS

MARY ANN STARTUP SEXTON and husband, CLAUDE H. SEXTON, JR.

have bargained and sold, and by these presents do transfer and convey unto the said RONALD L. SADLER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, beginning at an iron pin in the westerly margin of Keeling Avenue, said point of beginning being 249 feet northerly from the southeasterly corner of the tract of land conveyed to Mrs. Elsie C. Startup by deed from B. A. Overton and wife, of record in Book 1160, page 487, Register's Office for said County; thence northerly along the westerly margin of said Avenue and continuing a total distance of 322 feet to the right-of-way of the L & N Railroad; thence southwesterly with said right-of-way 386 feet to an iron pin; thence easterly 209.4 feet, more or less, to the point of beginning.

BEING the same property conveyed to Mary Ann Startup Sexton and husband, Claude H. Sexton, Jr. by deed from Mrs. Elsie C. Startup, of record in Book 2337, page 465, Register's Office for Davidson County, Tennessee.

H 7.1:8 4.2

T IDENTIF. REFERENCE

SEP 7 9 06 AM '83

FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as Keeling Avenue, Nashville, Tennessee 37216
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 our hands this 31 day of August, 19 83.

Mary Ann Startup Sexton — Claude H. Sexton Jr.

MARY ANN STARTUP SEXTON — CLAUDE H. SEXTON, JR.

m

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6131 PAGE 552

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ann Startup Sexton and husband, Claude H. Sexton, Jr.

the bargainors, 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 August, 1983.

My commission expires 1-20-85 Notary Public William L. Dorris

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 12,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Ronald L. Sadler

Sworn to and subscribed before me this 31st day of August, 1983.

My commission expires 1-20-85 Notary Public William L. Dorris

This instrument was prepared by:

Guaranty Escrow Services, 300 James Robertson Parkway, Nashville, Tennessee 37201
Name Address

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM Mary Ann Startup Sexton and husband,

Claude H. Sexton, Jr.

TO

Ronald L. Sadler

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

5311 09/07 37.70 CHECK

Mail Deed + Release Ronald Sadler 3807 Lieberman Rd. 37220

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6131 PAGE 553

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

12000.00-	CO	
31.20	CO TX	
.50	PRFEE	
6.00	WDEED	
CHECK		37.70-
5311A09/07/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7:18 4:2

IDENTIF. REFERENCE

SEP 7 9 06 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 976666