This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

BOOK 6652 PAGE 813
FILED 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Earl H. Sadler
Affiant

Subscribed and sworn to before me, this 7 day of Sept., 1985.

Notary Public

My Commission expires: 1-19-86.

353382.

IDENTIFICATION REFERENCE

SEP 11 9 08 AM '85

FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY, TN

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Earl H. Sadler 6005 Hillsboro Road Nashville, TN 37215	SAME	94-13-9 14W 9070 94-13-10 14W 09075 94-13-11 14W 09080 94-13-12 14W 09085 94-13-14 14W 09095

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JUANITA HEARN, a widow,** (being one and the same person as Juanita Allison Hearn), hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **EARL H. SADLER and wife, VERA G. SADLER,** hereinafter called the Grantees, their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT I:
Land in Davidson County, Tennnessee, being Part of Lots Nos. 1 and 2, Block "K". Hermitage Addition, of record in Book 57, pages 42 and 43, Register's Office for said County, described as follows:

Beginning 40 feet east of the southeast corner of Keith and Filmore Streets, in the City of Nashville, runs thence Eastward along the south side of Filmore Street, 40 feet; thence southward parallel to Keith Street, 154½ feet, more or less, to an alley; thence with the north margin of said alley, eastward 40 feet; thence northward, parallel to Keith Street, 154½ feet, more or less to the beginning.

Being the same property conveyed to Juanita Hearn, a widow by deed from James H. Coe and Stanley E. Coe of record in Book 5498, page 375, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 2 and all of Lot No. 3 of Block "K" on the plan of Hermitage Addition, as of record in Book 57, pages 43 and 108, Register's Office for said County,

Said part of Lot No. 2 and all of Lot No. 3 front together 80 feet on the southerly side of Hermitage Avenue, formerly Lebanon Turnpike or Filmore Street, and extend back 154 feet, more of less, on the westerly line and 154.5 feet, more or less, on the easterly line to the northerly margin of an alley, measuring 80 feet thereon.

Being the same property conveyed to H. A. Hearn and wife, Juanita Hearn by deed from Herschel A. Hearn and A. C. Hooper, a partnership, d/b/a Auto Generator Supply Company of record in Book 4196, page 811, said Register's Office. The said H. A. Hearn having since died.

TRACT III:
Land in Davidson County, Tennessee, being Lot No. 4, 5 and the west 10 feet of Lot 6, Block "K", on the plan of Hermitage Addition, as of record in Book 57, page 108, Register's Office for Davidson County, Tennessee.

Said Lots and part of said lot adjoin and front together 110 feet on the southerly side of Hermitage Avenue, and runs back between parallel lines 150 feet, more or less to an alley.

Being the same property conveyed to Herschel A. Hearn and wife, Juanita Allison Hearn, by deed from T. G. Tillman and wife, Rachel Corinne Tillman, of record in Book 4707, page 748, Register's Office for Davidson County, Tennessee. The said Herschel A. Hearn having since died.

TRACT IV:
Land lying and being in the 1st Civil District of Davidson County, Tennessee, and being the easterly 50 feet of Lot No. 6 in Block K of the Hermitage Addition to Nashville (see Plan of Lots in Book 57, page 43, Register's office for Davidson County, Tennessee.)

This lot faces the south side of Filmore Street, and beginning at a point 50 feet west of the west border of Edgar Street, on the south side of Filmore Street; thence running east along South side of Filmore Street 50 feet to the west side of Edgar Street; thence south along the borders of Edgar Street, 148 feet more or less to an alley; thence west 50 feet along the north side of said alley; thence north along a line parallel to Edgar Street 148 feet more or less to the starting point.

Being the same property conveyed to Herschel A. Hearn and wife, Juanita Allison Hearn by deed from Al Tines and wife Betty Tines of record in Book 4699, page 673, said Register's Office. The said Herschel A. Hearn having since died.

This property is unencumbered except for 1985 taxes which have been prorated and assumed by grantee.

This is improved property, known as 303, 305, 307, 309, 313 Hermitage Ave.
(House Number) (Street)

Nashville, Tennessee 37210
(P. O. Box) (City or Town) (Postal Zip)

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 I do covenant with the said Grantees 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said

Grantees, theirs heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand this 10 day of September, 1985.

Juanita Hearn
Juanita Hearn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juanita Hearn, the bargainor, 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 and official seal at Nashville, Tennessee, this 10th day of September, 1985.

Barbara J Holton
Notary Public

My Commission Expires: July 12, 1988

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6652 PAGE 616

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

130000.CO- CAMT.
336.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 347.50-
5637A09/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35382

IDENTIF. REFERENCE

SEP 11 9 08 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171395