Box 23

Address New Owner as follows:	Send tax bills to:	Map & Parcel
J & L Builders 6052 Port Anzdrko Hermitage, TN. 37076	Same	Map 86 Parcel 41 4D-860

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, William G. Sadler and wife, Mary S. Sadler, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said J & L Builders, a Tennessee General partnership comprised of James A. Powell and Larry Powell, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land lying in the 2nd (formerly the 4th) Civil District, Davidson County, Tennessee, and being described according to a survey by McConnell Engineering dated 1/28/86, as follows:

Beginning at an old concrete monument being the northeast corner of the New Dodson School as recorded in Book 4146, page 378, R.O.D.C., TN, and also being on the south margin of Chandler Road, thence along the easterly line of said school S 48 degrees 38' 21" E 5.75 feet to a point on the right-of-way (60 ft.) of Chandler Road, said point being 30 ft. from centerline, and also being the True Point of Beginning; thence coincident with said right-of-way N 41 degrees 23' 12" E 541.56 ft. to an old iron rod, said rod being the northwest corner of the Kenneth F. Hudgens & Douglas C. Jones property recorded in Book 6617, page 882, R.O.D.C., TN; thence S 85 degrees 36' 05" E 354.85 ft. to a point by a corner post; thence leaving said Hudgens/Jones line and along the westerly line (evidenced by an old fence)of the Johnny O. & Inez Hagar Withers property, recorded in Book 3220, Page 135, R.O.D.C., TN., S 02 degrees 41' 44" W 1016.50 ft.; thence S 86 degrees 43' 10" E 249.12 ft. to an old iron rod by a large white oak; thence leaving said Withers line, and along the northwesterly line (evidenced by an old fence) of the Henry C. & Suzie Mai Sutton property; recorded in Book 1336, Page 155, R.O.D.C., TN, S 31 degrees 51' 30" W 334.18 ft. to an old iron rod; thence S 33 degrees 18' 59" W 134.47 ft.; thence S 31 degrees 50' 24" W 258.62 ft.; thence S 32 degrees 20' 42" W 465.71 ft. (passing an old elm stump at 308.34 ft.) to a point on the right-of-way (55 ft.) of Old Lebanon Dirt Road, said point being 25 ft. from centerline; thence conincident with said right-of-way, N 86 degrees 30' 00" W 716.96 ft. to a point on the easterly line (evidenced by an old fence) of the A.L. & Marguerite Wright Smith property, recorded in Book 2879, Page 167, R.O.D.C., TN; thence along said line, N 02 degrees 24' 40" E 598.40 feet to an old iron rod, said rod being the southeast corner of the Marguerite Wright Smith property recorded in Book 2879, page 165, R.O.D.C., TN; thence along said line of Marguerite Wright Smith, N 02 degrees 43' 30" E 348.92 ft. to an old iron rod in concrete, said rod being a corner of the aforementioned New Dodson School; thence along the property line of said school, S 48 degrees 38' 59" E 624.05 ft. to an old concrete monument; thence N 48 degrees 49' 41" E 527.88 ft. to an old concrete monument; thence along a 792.479 ft. radius curve to the right, which chord bears N 33 degrees 49' 34" W 203.24 ft., a length of 203.80 ft. to an old concrete monument; thence N 26 degrees 27' 31" E 345.25 ft. to an old concrete monument; thence along a 799.555 ft. radius curve to the left, which chord bears N 37 degrees 32' 55" W 307.59 ft., a length of 309.52 ft.; thence N 48 degrees 38' 21" W 19.25 ft. to the True Point of Beginning, containing 29.88 acres, more or less.

Being the same property conveyed to William G. Sadler and wife, Mary S. Sadler, by deed from Fred Allen Baker, unmarried, of record in Book 2244, page 227, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to easement as referred to in Book 1165, page 327, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is unimproved property known as Old Lebanon Dirt Road, Hermitage, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said J & L Builders, a Tennessee General partnership comprised of James A. Powell and Larry Powell, its successors and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 15th day of May, 1986.

0 1 7.5 8

IDENTIFICATION REFERENCE

MAY 19 10 01 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

William G. Sadler
William G. Sadler

Mary S. Sadler
Mary S. Sadler

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William G. Sadler and wife, Mary S. Sadler, the within named bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 15th day of May, 1986.

Tom D. Coleman
NOTARY PUBLIC

My commission expires: 4-17-88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $338,500.00.

Larry N Powell
Affiant

Subscribed and sworn to before me this the 15th day of May, 1986.

Tom G. Coleman
NOTARY PUBLIC

My commission expires: 4-17-88.

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6859 PAGE 703

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
			338500.00- CAMT.	
			880.10 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 886.60-	
5214A05/19/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

017.58

IDENTIFICATION REFERENCE

MAY 19 10 01 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 249009