BOOK 7459 PAGE 724

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,500.00

Wilma H. Granato
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 88

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES 9/9/89
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LARGE

**THIS INSTRUMENT WAS PREPARED BY**
RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
| Wilma H. Granato (NAME) | Owner (NAME) | MAP 86-3 |
| 708 Saddletrail Court (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | PARCEL 13 |
| Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | 04D91800 |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J & L Builders, a Tennessee General Partnership composes of James A. Powell and Larry Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wilma H. Granato, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 19 on the Plan of Saddlebrooke, of record in Plat Book 6250, page 940, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to J & L Builders, a Tennessee General Partnership, by deed from William G. Sadler and wife, Mary S. Sadler, of record in Book 6859, page 701, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6925, Page 947, Register's Office for said County.

01548

IDENTIFICATION REFERENCE

FEB 1 10 05 AM '88

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 708 Saddletrail Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (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 heir 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 covey 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. 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 our hands this 29th day of January, 19 88

J & L Builders

By: Larry Powell, Partner

By: James A. Powell, Partner

BOOK 7459 PAGE 725

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____ a Notary Public in and for said County and State, the within named _____ the bargainor with whom I am personally acquainted/and who acknowledged that _____ (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

2877 02/01/0101 03CHECK 374.70

WARRANTY DEED

FROM J & L Builders

TO Wilma H. Granato

RETURN TO: METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James A. Powell and Larry Powell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the partners of J & L Builders the within named bargainor, and partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained by the signing of the partnership, by themselves as partners.

Witness my hand and seal, this 29th day of January, 1988.

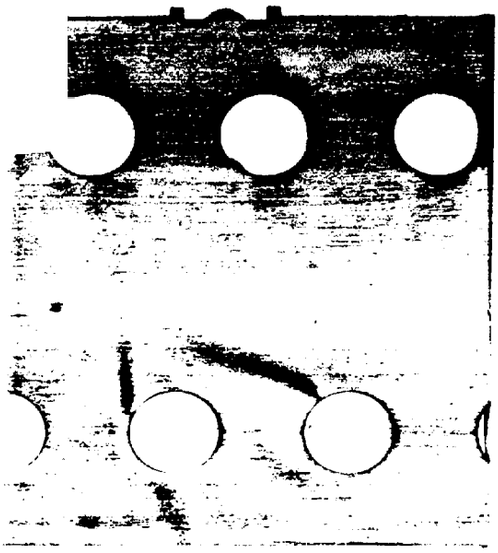
My Commission expires:
9/9/89

Patricia Nicholls
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**OFFICIAL RECEIPT**

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



RECEIVED OF _____

FOR _____

BOOK 7459 PAGE 726

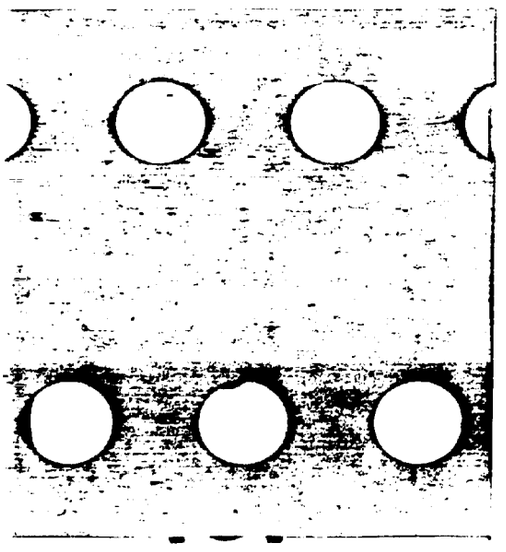
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 131500.00
CON TX 368.20
PRFEE 0.50
WDEED 6.00
TOTAL ~~374.70~~
CHECK ~~374.70~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/88 01 10:14 0001 2877



01548

IDENTIFICATION REFERENCE

FEB 1 10 05 AM '88

DAVIDSON COUNTY, TN

**No.** 57761