STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,100.00

James P. Sadler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 19 89.

Irene M. Floyd
Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
James P. & Florence S. Sadler	Same	Map 91-4
(NAME)	(NAME)	
505 Torrington Court		Par. 47
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205		11W-61065
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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. William Parker and Harold M. Garner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Sadler and wife, Florence S. Sadler

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 the south 48 feet of Lot No. 3 on the Map of the Subdivision of Lots Nos. 25 and 26 of the Country Lands, being a subdivision of part of Lot No. 42 of Clifton Plan, of record in Book 161, page 149, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 3 fronts 48 feet on the east side of 40th Avenue North and runs back between parallel lines 125 feet to an alley.

BEING the same property conveyed to William Parker and Harold M. Garner by deed from Dewey Lamar Nichols, unmarried, of record in Book 6792, page 117, Register's Office for Davidson County, Tennessee.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Taxes for 1989 have been pro-rated and assumed by Grantee(s).

45481

RECEIVED FOR RECORD
JUN 29 2 34 PM '89
REGISTER OF DEEDS
DAVIDSON COUNTY, TENN.

0259 06/29 0101 03CHECK 66.23

unimproved ( )
This is improved (X) property, known as 1040 40th Avenue North Nashville, TN 37209
(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 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 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 June, 1989

William Parker

Harold M. Garner

William Parker

Harold M. Garner

STATE OF TENNESSEE }
Davidson COUNTY }

Personally appeared before me, William Parker and Harold M. Garner
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t he y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 26th day of June 19 89.

My Commission Expires 5/22/93

Notary Public

STATE OF TENNESSEE }
COUNTY }

(AFFIX SEAL)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __ he__ is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

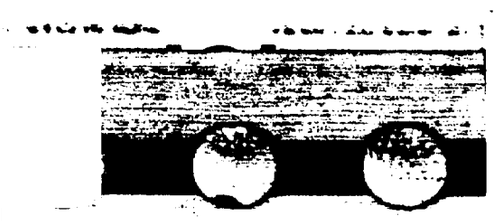
William Parker and Harold M. Garner

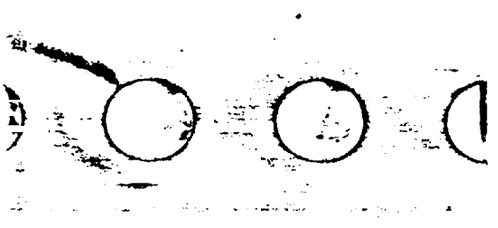
TO

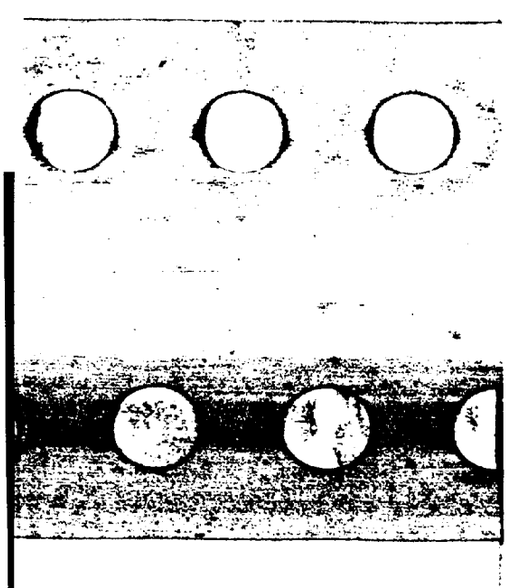
James P. Sadler and wife, Florence S. Sadler

This form compliments of:

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679







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

RECEIVED OF _____

FOR _____

BOOK 7877 PAGE 614

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 18100.00
				CON TX 59.73
				PRFEE 0.50
				WDEED 6.00
				TOTAL 66.23
				CHECK 66.23
			06/29/89 01	14:37 0001 0257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45481

IDENTIFICATION REFERENCE

JUN 29 2 34 PM '89

FELIX Z. WILSON, II
REGISTER

No. 224536