File No: 8406-4

Address New Owner:	Send Tax Bills To:	Map/Parcel
James P. Sadler 505 Torrington Court Nashville, Tenn. 37205	Same	Map 81-15 Par 485

WARRANTY DEED

FOR AND IN CONSIDERATION 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, JAMES C. HOSALE and wife, JANET M. HOSALE, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said JAMES P. SADLER and wife, FLORENCE S. SADLER, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 30 feet of Lot No. 16 on the Plan of J. M. and T. J. Harding Subdivision, of record in book 21, page 81, Register's Office for said County.

Said property fronts 30 feet on the northerly margin of Scovel Street, formerly Madison Street, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to James C. Hosale and wife, Janet M. Hosale of record in Book 5731, page 661, Register's Office for Davidson County, Tennesse.

This property is conveyed subject to the Plan of record in Book 21, Page 81, said Register's Office, any Metro Codes letters and to all applicable local government planning, building and zoning regulations. Property sold in "as is" condition.

This is improved property known as 1716 1/2 Scovel Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JAMES P. SADLER and wife, FLORENCE S. SADLER, their heirs 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 and valid right to convey it and that the same is unencumbered.

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.

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 on this 29th day of June, 1989.

James C. Hosale
JAMES C. HOSALE, SR.

Janet M. Hosale
JANET M. HOSALE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 7000.00.

James P. Sadler
AFFIANT

Sworn to and subscribed before me this 29 day of June, 1989.

Tom G. Coleman
NOTARY PUBLIC

My commission expires: 3-2-1992.

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 James C. Hosale and wife, Janet M. Hosale, the 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 at Nashville, Tennessee, this 29 day of June, 1989.

Tom G. Coleman
NOTARY PUBLIC

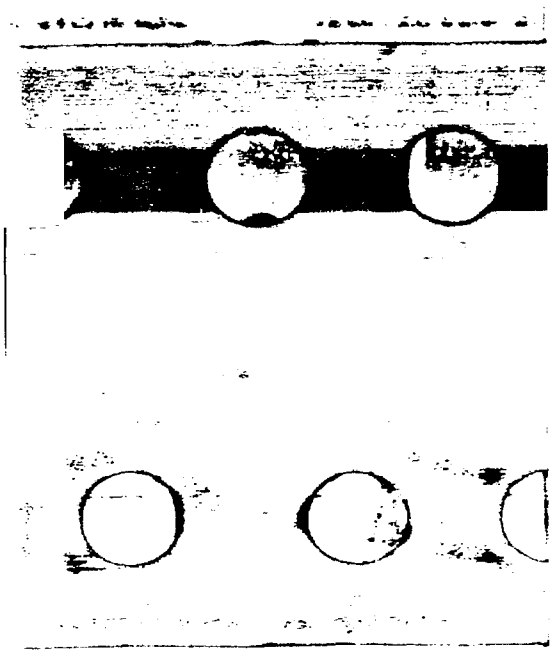
My commission expires: 3-2-1992.

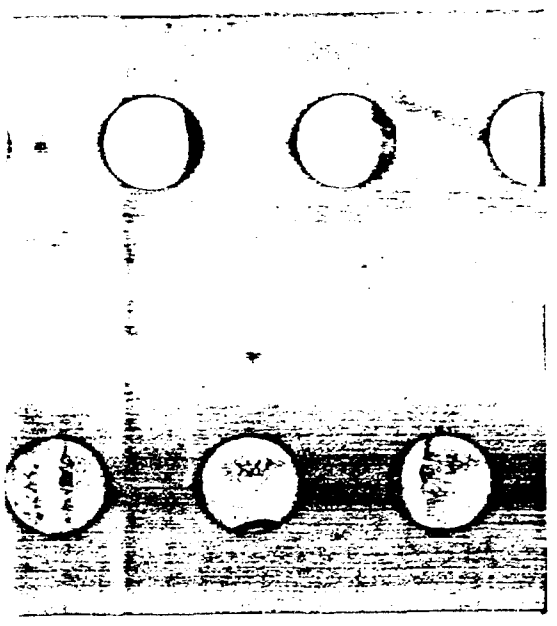
Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

45580

JUN 30 8 02 AM '89

0270 06/30 0101 03CHECK 29.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7878 PAGE 23

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 7000.00
CON TX 23.10
PRFEE 0.50
WDEED 6.00
TOTAL 29.60
CHECK 29.60

06/30/89 01 08:05 0001 0370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45580

JUN 30 8 02 AM '89

No. 224645