WARRANTY DEED

BOOK 9413 PAGE 114

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,500.00

Sarah J. Dowdy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 19 94

Notary Public

MY COMMISSION EXPIRES: 5/29/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah J. Dowdy (NAME)	The First National Bank of (NAME)	MAP 138
6069 South Mt. Juliet Road (ADDRESS)	P. O. Drawer 1237 (ADDRESS)	PAR 115
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Gainesville, Georgia 30503 (CITY) (STATE) (ZIP)	

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, Henry Frank Sadler and wife, Rhonda D. Sadler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah J. Dowdy, 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:

Land lying and being in the 4th Civil District of Davidson county, Tennessee, being all of the property described in Deed Book 6450, page 120, Register's Office for Davidson County, Tennessee, and further described according to a survey by Campbell Surveying Company, Inc., dated November 21, 1988, as follows:

Beginning at an iron pin in the westerly margin of South Mt. Juliet Road, said pin being located 1895 feet, more or less, north of the center line of Couchville Pike; thence N 84 deg. west along a wire fence, 606.17 feet to an iron pin; thence S 6 deg. 21' west 296.17 feet to an iron pin; thence N 81 deg. 30' west 1384.2 feet to a point; thence N 47 deg. 22' east 123.88 feet to a point; thence N 56 deg. 58' east 207.21 feet to a point; thence N 14 deg 34' east 63.3 feet to a point; thence S 84 deg. east 1745.44 feet to a point in the westerly margin of South Mt.Juliet Road, thence in a southerly direction along the western margin of the said South Mt. Juliet Road, 50.47 feet to an iron pin, the point of beginning and containing 9.82 acres, more or less.

Being the same property conveyed to Henry Frank Sadler and Rhonda D. Sadler by deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 9245, page 125, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 6069 South Mt. Juliet Road, Hermitage, Tennessee 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 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 hand s this 20th day of July, 19 94

Henry Frank Sadler

Rhonda D. Sadler

BOOK 9413 PAGE 115

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 Henry Frank Sadler and wife, Rhonda D. Sadler

the bargainor s, 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 20th day of July, 1994.

Commission expires 5/24/97

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

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

My commission expires _____

Notary Public

73030

IDENTIFICATION REFERENCE

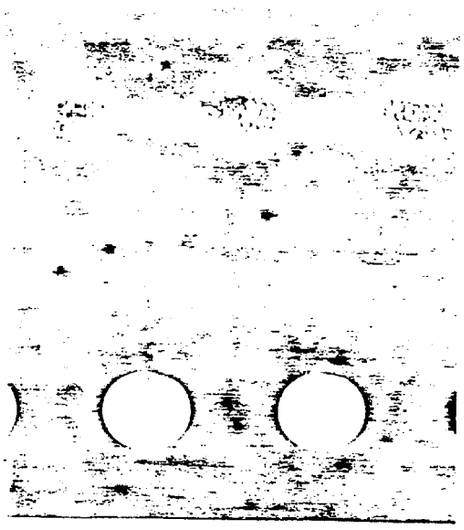
94 JUL 21 AM 8:19

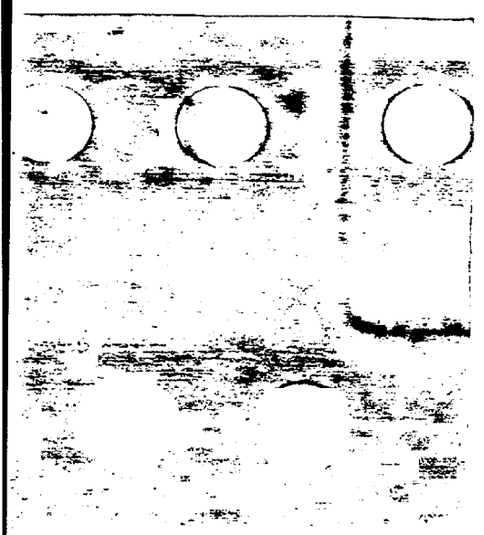
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

7046 07/21 0101 03CHECK

532.55





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

RECEIVED OF _____

FOR _____

BOOK 9413 PAGE 116

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

CAMT 141500.00
CON TX 523.55
PRFEE 1.00
WDEED 8.00
TOTAL 532.55
CHECK 532.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/21/94 01 08:19 0001 9046

73030
IDENTIF. & REFERENCE

94 JUL 21 AM 8:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 815624