BOOK 9818PG978

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Betty C. Whitus 4010 Marydale Drive Nashville, TN 37207	Same as New Owner	Map 4-18 Parcel 6 Field Book 10D 35145

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ALLIE (CLARA) S. SADLER, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto BETTY C. WHITUS, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 29 on the Plan of Hickory Acres Subdivision as recorded July 3, 1957, in Book 2330, page 117, Register's Office for Davidson County, Tennessee.

BEGINNING at a monument on the southeast corner of Lot No. 28 and going westerly 330 feet on the common property line between Lots No. 28 and 29 to a monument, thence S 40 deg. 34 min. East a distance of 308.38 feet to a monument; thence S 61 deg. 21 min. East a distance of 66.97 feet to the westerly margin of Marydale Drive; thence northerly 238.7 feet to a monument marking the beginning.

BEING the same property conveyed to Fred T. Sadler and wife, Allie (Clara) S. Sadler, by deed from Dale Construction Company, of record in Book 2745, page 95, Register's Office for Davidson County, Tennessee. And, the said Fred T. Sadler died testate on 4/9/90, survived by his wife, Allie (Clara) S. Sadler, who became vested with ownership and title to the said property in fee simple. Allie (Clara) S. Sadler represents and warrants that all debts and obligations owing by Fred T. Sadler during his lifetime or by reason of his death, have been fully paid and satisfied.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 4010 Marydale Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 2330, page 117, said Register's Office.

3. Subject to easement for utilities of record in Book 2691, page 173, said Register's Office.

4. Subject to easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, TN of record in Book 6209, page 404, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 3rd day of October, 1995.

"GRANTOR"
Allie Clara S. Sadler
ALLIE (CLARA) S. SADLER

"GRANTEE"
Betty C. Whitus
BETTY C. WHITUS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLIE (CLARA) S. SADLER and BETTY C. WHITUS, 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, at office, this the 3rd day of October, 1995.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $81,000.00.

Betty C. Whitus
Affiant

Sworn to and subscribed before me, this the 3rd day of October, 1995.

Patsy C. Davidson
NOTARY PUBLIC

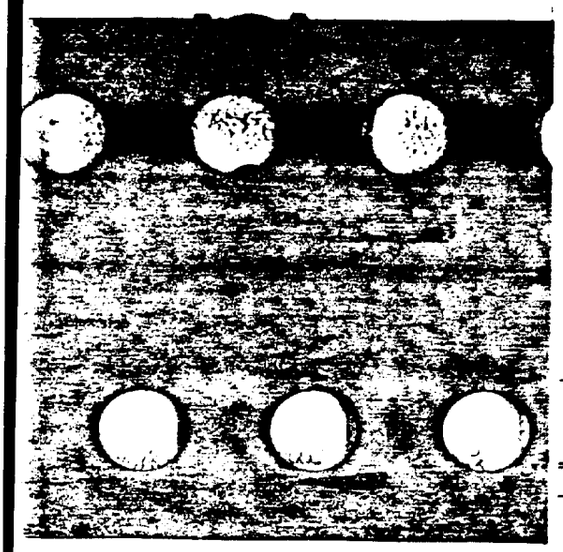
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

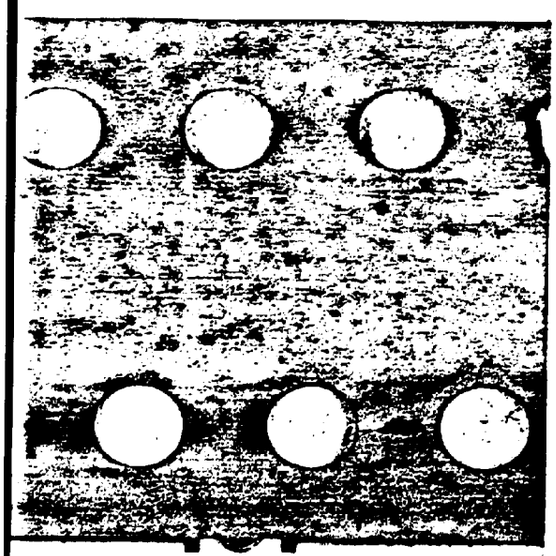
3298 2101 03CHECK 308.70

95 OCT -5 AM 10:02
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

01108939





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

RECEIVED OF _____

FOR _____

BOOK 9818 PG 980

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	81000.00
			CON TX	299.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	308.70
			CHECK	308.70
10/05/95	01		10:05 0001	3294

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0108939
IDENTIF. ↑ REFERENCE

95 OCT -5 AM 10:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 962069