BOOK 9933 PG 193

# WARRANTY DEED

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $ 64,500.00

James L Dunn
Affiant

Sworn to and subscribed before me this 30th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 11/28/98

This instrument prepared by:

**ROBERT F. SPANN, Attorney**
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

3055 01/31 0101 03CHECK 251.65

| ADDRESS - NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER: |
|---|---|---|
| James L. Dunn, et ux | Same | Map 41 |
| 4540 Clarksville Hwy | | Par. 71.03 |
| Nashville, Tn 37218 | | |

**FOR AND IN CONSIDERATION** of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, William H. Sadler, individually, and as Executor under the Will of Sarah Selene Sadler, and Robert F. Spann, Executor of the Estate of Mary Agnes Sadler, hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto James L. Dunn and wife, Buelah D. Dunn, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by E. L. Miller,. Jr. and Co., May 7, 1963, as follows:

Beginning at an iron pin on the northerly margin of Stevens Lanes, north 86° 50' west 154 feet from the northwest corner of said Lane and Buena Vista Pike; thence with the northerly margin of said Lane north 86 50' west 100 feet to an iron pin; thence north 3° 30' west 209.1 feet to an iron pin; thence north 76° 40' east 100 feet to an iron pin; thence south 3° 50' east 238.2 feet to the beginning.

Being the same property conveyed to Selene Sadler, Mary Agnes Sadler, and William H. Sadler, by deed from James C. Midgett, Jr., Trustee, of record in Book 7181, page 710, Register's Office for Davidson County, Tennessee, the said Selene Sadler having since died, and appointed William H. Sadler as Executor, and given him all powers enumerated in T.C.A. §35-50-110, *et seq.*, by Will of record in Will Book 202, page 352, Probate Clerk's Office for Davidson County, Tennessee; the said Mary Agnes Sadler having since died, and given her Executor (and any successors and survivors in office) the power to sell real property without the order of any Court, by Will of record in Will Book 201, page 722, the said W. H. Sadler having declined to serve as Executor, and the said Robert F. Spann having been appointed by the Court as Executor.

This is improved property known as 3504 Stevens Lane, Nashville, TN 37218.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

It is understood and agreed that William Sadler, William H. Sadler and W. H. Sadler are one and the same persons.

**TO HAVE AND TO HOLD** the said property, with all appurtenances, estate, title, and interest thereto belonging to the 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 I do further covenant and bind ourselves, our heirs, assigns 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 30th day of January, 1996.

William H. Sadler, Individually

William H. Sadler, Executor of the Estate of Sarah Selene Sadler

Robert F. Spann, Executor of the Estate of Mary Agnes Sadler

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, William H. Sadler, the Bargainor, 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.

WITNESS my hand and official seal this 30th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 11/28/98

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, William H. Sadler, Executor of the Estate of Sarah Selene Sadler, the Bargainor, 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.

WITNESS my hand and official seal this 30th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 11/28/98

BOOK 9933 PG 195

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

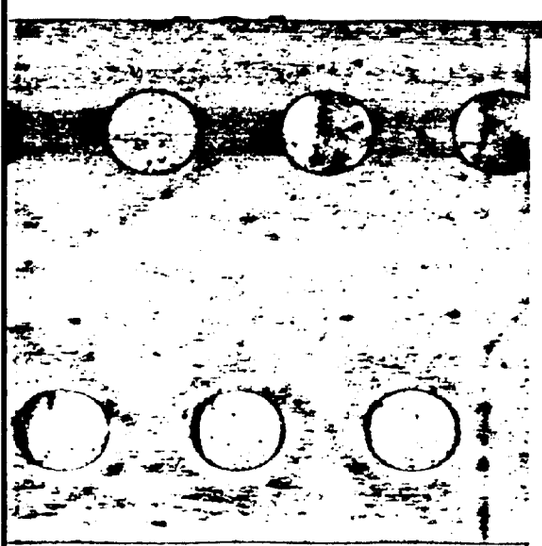
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Robert F. Spann, Executor of the Estate of Mary Agnes Sadler, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

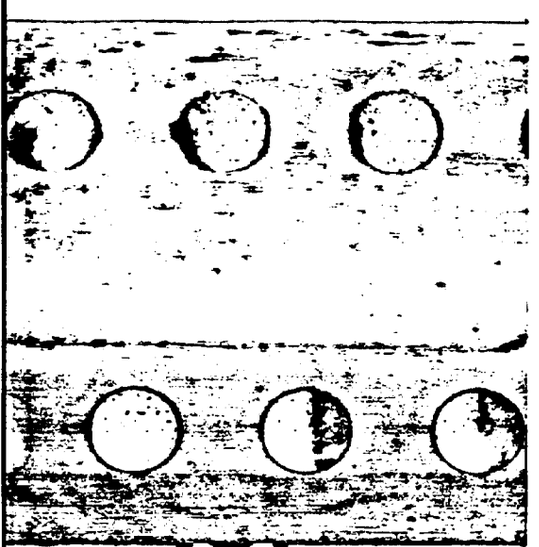
WITNESS my hand and official seal this 30th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 11/28/98

0145731
IDENTIF. & REFERENCE
PICK-UP
96 JAN 31 PM 1:31
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9933 PG 196

| | | |
|---|---|---|
| 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 64500.00
CON TX 238.65
PRFEE 1.00
WDEED 2.00
ERR CO
WDEED 2.00-
WDEED 12.00
TOTAL 251.65
CHECK 251.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0145731 IDENTIF. ↑ REFERENCE

96 JAN 31 PM 1:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

01/31/96 01 13:34 0001 3055

No. 1001301