Realty 43

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE. THE BUYER HAS BEEN NOTIFIED OF THE AVAILABILITY OF OWNER'S TITLE INSURANCE AND HAS DECLINED SUCH COVERAGE.

BOOK 10411 PG 969

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin B. Turner, Sr.	New Owner	174 72
1908 Dahlia (NAME) Drive	(NAME)	
~~5807 Pettus Road~~		
Nashville, (ADDRESS) TN 37210	(ADDRESS)	
~~Antioch, TN 37013~~		
(CITY) (STATE) (ZIP)	(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, Edgar J. Sadler and wife, Juanita F. Sadler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin B. Turner, Sr.

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 in the 5th, formerly 6th Civil District of Davidson County, TN, more particularly described as follows:

Beginning at a point in the northerly boundary of Pettus Road, thence with the radius of said Pettus Road westerly 590.9 feet to a point, thence north 26 deg. 27' west 153.6 feet to a point, thence north 45 deg.00' west 194.2 feet to a point, thence north 5 deg. 00' east 244.3 feet to a point, thence north 49 deg. 15' east 194.8 feet to the common boundary between the George Stephens property, thence along said common boundary line 644.0 feet to a point in the northerly boundary of Pettus Road, being the beginning point, containing 4.22 acres more or less, according to a boundary survey of Donald R. Carver dated April 15, 1971.

This description is the same used in the previous deed of record.

Being the same property conveyed to Edgar J. Sadler and wife, Juanita F. Sadler, by deed from George T. Stephens and wife, Carolyn R. Stephens, of record in Book 6173, Page 648, Register's Office for Davidson County, TN.

Subject to any and all restrictions and easements, whether recorded or unrecorded.

97 APR -9 PM 2:

FELIX A. DAVIDSON COUNTY

0292893

IDENTIFICATION REFERENCE

unimproved (X)
This is improved ( ) property, known as 5807 Pettus Road, Antioch, TN 37013
(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 9th day of April 19 97

Edgar J. Sadler

Juanita F. Sadler

Juanita F. Sadler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10411 PG 970

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edgar J. Sadler and wife, Juanita F. 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 Brentwood, Tennessee, this 9th day of April 19 97.

Commission expires January 29, 2000

Notary Public

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____.

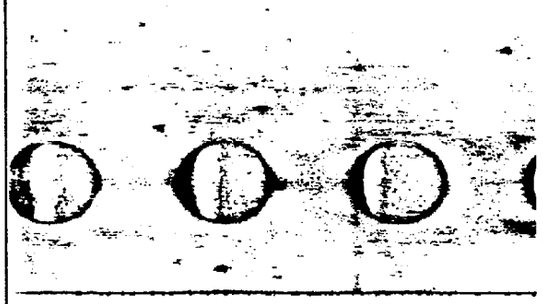
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

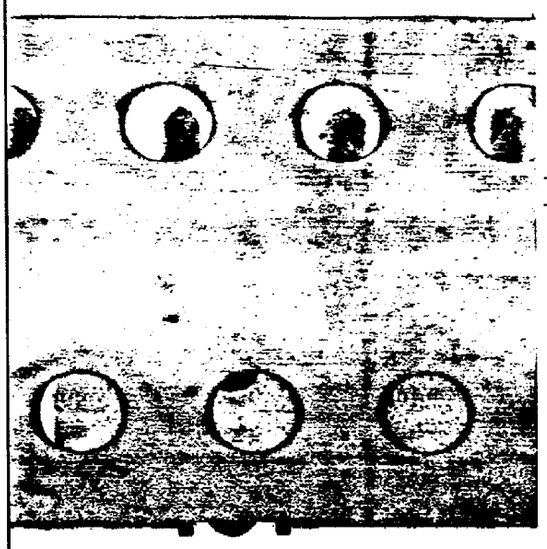
My commission expires _____

Notary Public

7745 04/09 0101 03CHECK 268.00







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10411 PG 971

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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
TOTAL	268.00
CHECK	268.00

04/09/97 01 14:45 0001 7745

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0292893

IDENTIF. ↑ REFERENCE

97 APR -9 PM 2:41

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1137966