# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| NICHOLAS E. MINDER (NAME) | COUNTRYWIDE HOME LOANS, INC. (NAME) | MAP 63-01 |
| 602 NAWAKWA TRAIL (ADDRESS) | 155 N. LAKE AVENUE, P.O.BOX 7137 (ADDRESS) | PARCEL 6.00 |
| MADISON, TN 37115 (CITY) (STATE) (ZIP) | PASADENA, CA 91109-7137 (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, JACKIE R. SADLER AND WIFE, DONNA L. SADLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NICHOLAS E. MINDER AND WIFE, TRICIA E. MINDER

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 in Davidson County, Tennessee, being two tracts of land in said County and State, being Lot Nos. 7 and 12 on the plan of Nawakwa Hills Annex, Section 2, a subdivision of part of the L. J. Gee Estates, not of record, described according to a survey made by Steve Draper, Surveyor, May 11, 1964, as follows:

TRACT NO. 1:

Being Lot No. 7 on the above mentioned survey as follows: Beginning at a point on the northerly margin of Nawakwa Trail at the southeast corner of the property conveyed to Robert Ann Tharp by deed from A. A. Colebrooke and wife, of record in Book 3825, page 585 and page 589, Register's Office for said County; thence with Tharpe's east line, North 23 deg. 10' West 150 feet to a point, being the northeast corner of Lot No. 6 on said survey; thence, North 67 deg. East with the common line between Lots Nos. 7 and 12 on said survey, 150 feet to a point, being the northwest corner of Lot No. 8 on said survey; thence South 23 deg. 10' East with the common line between Lots Nos. 7 and 8 on said survey 150 feet to the northerly margin of Nawakwa Trail; thence with said margin, South 67 deg. West 150 feet to the point of beginning.

TRACT NO 2:

Being Lot No. 12 on the above mentioned survey as follows: Beginning at a point in the southerly margin of Tacoma Trail, said point being the northeasterly corner of Lot No. 13 on said survey and of the property conveyed to Robert Ann Tharp by deed from A. A. Colebrooke and wife, of record in Book 3825, page 585 and page 589, Register's Office for said County; thence with the southerly margin of Tacoma Trail, North 67 deg. East 150 feet to a point; said point being the northwesterly corner of Lot No. 11 on said survey; thence with the common line between Lot No. 12 and Lot Nos. 11 and 13 on said survey, North

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 602 NAWAKWA TRAIL, MADISON, TN 37115
(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 my hand this 19th day of December 19 97

JACKIE R. SADLER

DONNA L. SADLER

LEGAL DESCRIPTION CONTINUATION

23 deg. 10 west 150 feet to the point of beginning.

Being the same property conveyed to JACKIE R. SADLER by Deed of record in Book 5110, page 456, Register's Office for Davidson County, Tennessee.

DONNA L. SADLER joins in this conveyance for the purpose of conveying any right, title, or interest, which she may have, marital or otherwise, in and to subject property.

This is the same legal description as on the previous deed of record.

Jackie R. Sadler
JACKIE R. SADLER

Donna L. Sadler
DONNA L. SADLER

BOOK 10734 PG 11

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 JACKIE R. SADLER AND WIFE, DONNA L. 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 GOODLETTSVILLE, Tennessee, this 19th day of December 19 97.

Commission expires January 24, 1998

Notary Public

AARON ADAMS 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 _____ 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

13035602

IDENTIFICATION REFERENCE

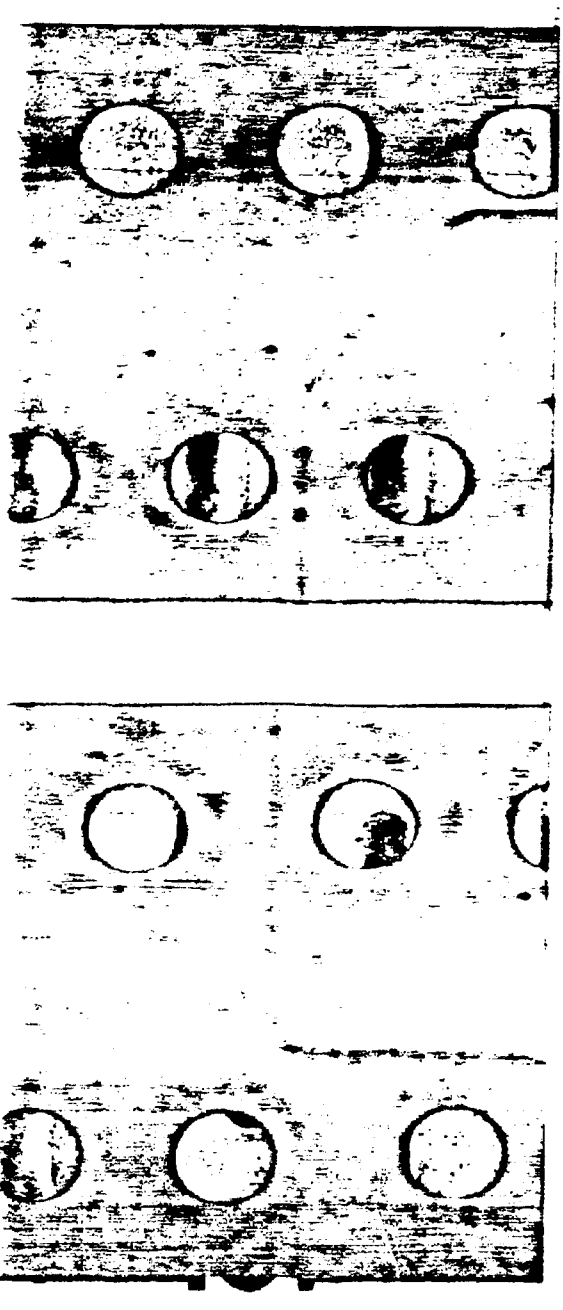
97 DEC 29 AM 8:13

REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

4984 12/29 0101 03CHECK

452.93



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

RECEIVED OF _____

FOR _____

BOOK 10734 PG 12

| | | |
|---|---|---|
| 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 118900.00
CON TX 439.93
PRFEE 1.00
WDeed 12.00
TOTAL 452.93
CHECK 452.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
12/29/97 01 08:11 0001 4984



0383602
IDENTIFICATION REFERENCE

97 DEC 29 AM 8:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1235696