BOOK 10963 PG 855

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 138,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 1st day of June 1998

Notary Public

My Commission Expires: 4-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ANGELA P. TUNE 113 Carriage Drive Nashville, Tennessee 37221	SAME	MAP 142-2 PARCEL 17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY EIGHT THOUSAND AND NO/100---------- (S 138,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, DONALD R. SADLER AND WIFE, PEGGY M. SADLER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANGELA P. TUNE AND HUSBAND, JOHN TUNE 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:

BEING Lot No. 35 on the Plan of Cross Timbers, Section II, as of record in Plan Book 3700, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Donald R. Sadler and wife, Peggy M. Sadler, by deed from Alvin W. Terrell & Son, Inc., of record in Book 4104, page 897, Register's Office for Davidson County, Tennessee.

0446534
IDENTIF. & REFERENCE

98 JUN -5 AM 8:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6476 06/05 0101 03CHECK 519.60

This is improved property known as 113 Carriage Drive, Nashville, Tennessee 37221

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.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Cross Timbers Section II of record in Book 3700, page 92, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 1st day of June, 19 98.

Donald R. Sadler
DONALD R. SADLER

Peggy M Sadler
PEGGY M. SADLER

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 DONALD R. SADLER AND WIFE, PEGGY M. 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 this 1st day of June, 19 98.

Mitchell A Watts
Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

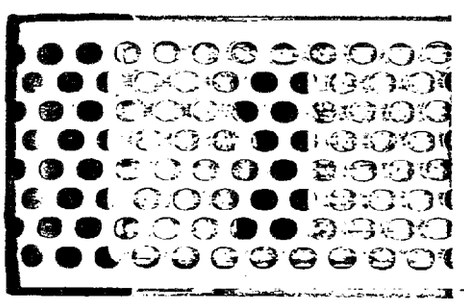
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

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



RECEIVED OF _____

FOR _____

BOOK 10963 PG 857

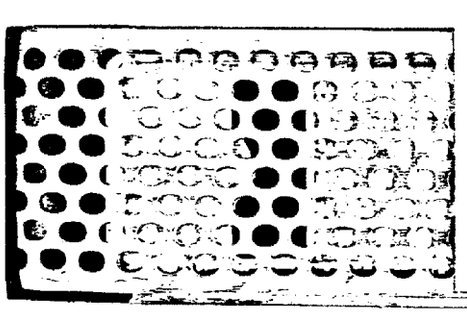
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
138000.00
CON TX 510.60
PRFEE 1.00
WDEED 8.00
TOTAL 519.60
CHECK 519.60

06/05/98 01 08:17 0001 6476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0446534
IDENTIF. & REFERENCE

98 JUN -5 AM 8:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302373