JUL.27.1998 6:17PM NO.040 P.6/7

Box 1

WARRANTY DEED

BOOK 11053 PAGE 119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 1998.

Notary Public

MY COMMISSION EXPIRES ~~January 19, 2002~~ 5/26/2002

(AFFIX SEAL)

VICTOR HASSELL JONES
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas H. Sadler	Douglas H. Sadler	85-4-19
(NAME)	(NAME)	
2007 Hickory Hill Lane	2008 Hickory Hill Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, Floyd R. Fessler, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas H. Sadler, married, 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 the 4th Civil District of Davidson County, Tennessee, being Lot No. 50 on the Plan of Stones River Estates Section 1 of record in Plat Book 2900, Page 139, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Floyd R. Fessler and wife, Mildred Carson Fessler by deed of record in Book 4630, Page 154, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

The said Mildred Carson Fessler having since died.

This instrument is executed on behalf of Floyd R. Fessler by Mark C. Fessler his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11053, Page 118, in the Register's Office for County, Tennessee.

unimproved ☐
This is improved ■ property, known as 2007 Hickory Hill Lane, Hermitage, TN 37076
(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.

0471228

RECEIVED FOR REFERENCE

98 AUG -5 PM 12:56

DAVIDSON COUNTY, TN

2888 08/05 01:01 CHECK 399.50

Witness my/our hand(s) this 27th day of July, 1998.

Floyd R. Fessler by

Floyd R. Fessler
by Mark C. Fessler his attorney-in-fact

STATE OF ~~TENNESSEE~~ Washington
COUNTY OF ~~DAVIDSON~~ Island

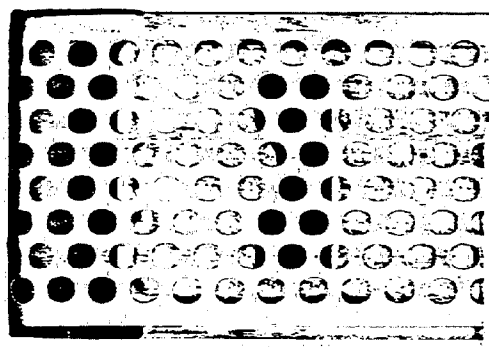
On this 7/28/98 before me personally appeared Mark C. Fessler, the person who executed the foregoing instrument on behalf of Floyd R. Fessler, and acknowledged that he executed the same as the free act and deed of the said Floyd R. Fessler, through Power of Attorney granted Mark C. Fessler, by the said Floyd R. Fessler.

Notary Public

Commission Expires: 4-29-00

CHRISTA SHERMAN

BOOK 11053 PAGE 120



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

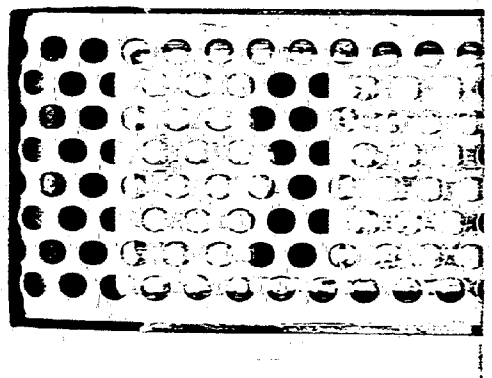
FOR _____

BOOK 11053 PAGE 121

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 105000.00	
			CON TX 388.50	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 399.50	
			CHECK 399.50	
08/05/98	01		12:58 0001 2888	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0471228
IDENTIF. # REFERENCE

98 AUG -5 PM 12:56

REGISTER
DAVIDSON COUNTY, TN.

No. 1328480