Box 15

WARRANTY DEED

BOOK 11170 PAGE 322

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Walker A. Sadler Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 19 98

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walker A. Sadler, Jr. (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 142-6C,
812 Williamsburg West Drive (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL #28
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Calabasas, CA 91302 (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, I, Thomas Robert Berens, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walker A. Sadler, Jr. and wife, Julie D. Sadler

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 Unit No. 19-A on the Plan of Doral Country Villas, Section 5, a Condominium Apartment, as of record in Book 5050, Page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Thomas Robert Berens, by deed from Verna Guest, of record in Book 7967, Page 865, Register's Office for Davidson County, Tennessee.

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

THIS instrument is being executed in behalf of Thomas Robert Berens pursuant to a Power of Attorney executed by same on the 19 day of October, 1998, and being filed for record simultaneously herewith.

0504047

INSTRUMENT # REFERENCE

98 OCT 26 PM 3:42

REGISTER'S OFFICE DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 812 Williamsburg West Drive, Nashville, TN 37221
(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 23rd day of October 19 98

Thomas Robert Berens by Jane Harrell Attorney-in-fact

Thomas Robert Berens
By: Jane Harrell, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of October, 1998, before me personally appeared Jane Harrell, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the same as the free act and deed of the said Thomas Robert Berens.

NOTARY PUBLIC - Larry L. Westbrook

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: April 22, 2001

Warranty Deed from Thomas Robert Berens to Walker A. Sadler, Jr., and wife, Julie D. Sadler.

RETURN TO:
STELTEMEIER & WESTBROOK
2002 Richard Jones Road, C-101
Nashville, TN 37215

7970 10/26 0101 03CHECK 343.63

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11170 PAGE 324

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 89900.00
				CON TX 332.63
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 343.63
				CHECK 343.63

10/26/98 01 15:43 0001 7970

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0504047
IDENTIF. # REFERENCE

98 OCT 26 PM 3:43

REGISTER
DAVIDSON COUNTY, TN.

No. 1363154