THIS INSTRUMENT PREPARED BY:
Martin C. Giner, Attorney
222 Second Avenue North
326 Washington Square
Nashville, TN 37201
(615) 259-9222

File in Box No. 19 B

Instr:200008030077187 Page: 1 OF 2
REC'D FOR REC 08/03/2000 12:54:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $324.49

WARRANTY DEED

#00-7-35-B

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Monica Sales 208 Woodmaker Court Nashville TN 37214	Same	Map 108-16 Parcel 377

FOR AND IN CONSIDERATION of the sum of Eighty-Seven Thousand Seven Hundred Dollars and no/100 ($87,700.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jimmy L. Badger and wife, Martha A. Badger, have bargained and sold and by these presents does transferred and convey unto Monica Sales, a single peson, the Grantee herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 125B on the Plan of Percy Priest Woods, Section Four, Zone Lot Division Lots 111 through 113, and 124 through 126, as recorded in Book 6900, Page 64, amending Plat Book 6250, Pages 356 and 357, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jimmy L. Badger and wife, Martha A. Badger, by Deed from Karen Ann Ringwald (now Fay) and husband, Michael Francis K. Fay, dated May 24, 1990, of record in Book 8118, Page 85, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantee, her heirs and assigns, forever. And we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except as of record. And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

WHENEVER used, the singular number shall include the plural, the plural, the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have set our hands on this 31 day of July, 2000.

JIMMY L. BADGER

MARTHA A. BADGER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $87,700.00.

AFFIANT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Jimmy L. Badger and Martha A. Badger, the bargainors, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand in Nashville, Davidson County, Tennessee, this 31st day of July, 2000.

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5/28/03