Davidson County DEEDWARR
Recvd: 07/06/01 10:18 2pgs
Fees:13.00 Taxes:273.80

20010706-0072187

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2001.

_____
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ada I. Perez 1217 Berry Street Old Hickory, TN 37138	Franklin American Mortgage 501 Corporate Centre Dr. Franklin, TN 37067	Map 53.03 Parcel 15

For and in 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,

Douglas H. Sadler , married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ada I. Perez, unmarried

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 LOT NO. 110 ON THE PLAN OF SECTION "C", VILLAGE OF OLD HICKORY, AS OF RECORD IN BOOK 1424, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 110 FRONTS 55 FEET ON THE EASTERLY SIDE OF BERRY STREET, AND RUNS BACK 65.6 FEET ON THE NORTHERLY LINE AND 65.7 FEET ON THE SOUTHERLY LINE, TO A DEAD LINE IN THE REAR, MEASURING 55.6 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS H. SADLER, MARRIED, BY DEED FROM JEFFREY L. BOLTON AND WIFE, BETTY BOLTON, DATED DECEMBER 29, 2000, AND OF RECORD IN INSTRUMENT NUMBER 20010104-0001458, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The property herein conveyed is not nor has been the principal residence of the Grantor.

This conveyance is made subject to the following:
1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, including but not limited to 5 foot utilities and drainage easement along the rear of said lot.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1217 Berry Street, Old Hickory, TN 37138
(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 our hand(s) this 29th day of June, 2001.

_____ _____
Douglas H. Sadler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Douglas H. Sadler, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2001.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076