Davidson County DEEDWARR
Recvd: 12/20/01 09:48 3pgs
Fees:18.00 Taxes:543.90

20011220-0140510

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

The actual consideration or value, whichever is greater, for this transfer is $147,000.00

affiant - Barbara M Lee
Notary Public Valerie House
1/6/2004

VALERIE HOUSE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

ADDRESS NEW OWNER:
Michael Hunter Sadler
4487 Post Place #131
Nashville, Tennessee 37205

MORTGAGEE:
Firstar Home Mortgage

SEND TAX BILL TO:
Mortgagee
Firstar Bank, NA
4801 Frederica Street
Owensboro, KY 42301

MAP	**103-15**
GROUP	**B**
PARCEL	**131**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert Algood Maddux and David Carlen Maddux, as Co-Executors under the Last Will and Testament of Margaret Alice Maddux, deceased, and individually,** hereinafter called the "GRANTORS", has bargained and sold, and by these presents, does transfer and convey unto **Michael Hunter Sadler**, hereinafter called the "GRANTEE", his 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. 131 of Lion's Head Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5340, page 70, and shown on a Plan of record in Plat Book 5200, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Margaret Alice Maddux by deed from Elizabeth Pope Evans and husband James David Evans of record in Book 6104, page 52, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 4487 Post Place #131, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the day and date hereinafter set out.

Estate of Margaret Alice Maddux, deceased

By: _____ 11-30-01
Robert Algood Maddux, Co-Executor Date

_____ 11-30-01
Robert Algood Maddux, individually Date

STATE OF ~~CONNECTICUT~~ NY
COUNTY OF NY

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Algood Maddux, individually, and as Co-Executor under the Last Will and Testament of Margaret Alice Maddux, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of November, 2001.

_____
NOTARY PUBLIC

My Commission Expires: _____

LINDA DeDALTO
Notary Public, State of New York
No. 01DE6010936
Qualified in Nassau County
Commission Expires July 27, 20 02

LINDA DeDALTO NOTARY PUBLIC STATE OF NEW YORK

WITNESS my hand the day and date hereinafter set out.

Estate of Margaret Alice Maddux, deceased

By: David Carlen Maddux 11/28/0
David Carlen Maddux, Co-Executor Date

David Carlen Maddux 11/28/01
David Carlen Maddux, individually Date

STATE OF FLORIDA
COUNTY OF Pinellas

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David Carlen Maddux, individually, and as Co-Executor under the Last Will and Testament of Margaret Alice Maddux, deceased**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28 day of November, 2001.

Nancy Howe
NOTARY PUBLIC

My Commission Expires: 4/24/04

NANCY HOWE
MY COMMISSION # CC 909415
EXPIRES: April 24, 2004
Bonded Thru Notary Public Underwriters