PICK-UP

This Instrument Prepared By:
Timothy L. Takacs, Attorney at Law
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

**Address New Owner(s)**
Daniel L. Myers
Name
6307 Robertson Avenue
Street Address
Nashville, Tennessee
City, State, Zip

**Send Tax Bills To**
same
Name

Street Address

City, State, Zip

**Map-Parcel No.**
90-12
35

## Warranty Deed (Establishing Life Estate in Grantees)

For and in consideration of Forty Thousand Dollars ($40,000), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Judy Myers Sadler, married, Grantor, hereby transfers and conveys to Daniel L. Myers et ux Annie Mai Myers, Grantees, a life estate in the property for and during the natural lives of the Grantees in the following described tract or parcel of land located in Davidson County, Tennessee to-wit:

BEING the westerly one-half of Lot No. 6 on the Plan of the Re-subdivision of lots Nos. 5, 6, 7, and 8 in the subdivision of Lot No. 21 of the B F. Cockrilll Farm, as of record in Book 421, Page 21, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, July _____, 1946, as follows: Beginning on the southerly margin of Robertson Avenue at the corner of lots Nos. 6 and 7; thence, with the line between said two lots southwardly 243.4 feet to the northerly line of lot No. 10; thence with the line between lots Nos. 6 and 10 eastwardly 87.5 feet; thence northwardly 237.1 feet to the southerly margin of Robertson Avenue; thence with said Avenue westwardly 87.6 feet to the beginning.

Being the same property conveyed to Judy Myers Sadler in four conveyances by deed of record in Book 9008, page 176; Book 9288, page 602; Book 9683, page 735; and Book 10052, page 681, Register's Office for Davidson County, Tennessee.

This improved property is known as: 6307 Robertson Avenue, Nashville, TN.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors, and assigns, in fee simple forever.

GRANTOR does hereby covenant with the Grantees that they are lawfully seized and possessed of this land in fee simple, have a good right to convey it, and that the same is unencumbered except for real property taxes for the year 2001.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantees, their heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Grantor's husband Clayton Eugene Sadler joins in this instrument in order to convey whatever marital interest he may have or claim in this property.

Judy Myers Sadler

Judy Myers Sadler

Davidson County DEEDWARR
Recvd: 12/20/01 10:11 2pgs
Fees:13.00 Taxes:148.00

20011220-0140517

Clayton Eugene Sadler

Clayton Eugene Sadler

State of Tennessee
County of Sumner

Personally appeared before me, Judy Myers Sadler, Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, on December 17, 2001.

Notary Public

My commission expires: 4-27-04

State of Tennessee
County of SUMNER

Personally appeared before me, Clayton Eugene Sadler, Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, on December 17, 2001.

Notary Public

My commission expires: 4-27-04

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $40,000. Subscribed and sworn to before me, on December 17, 2001.

Daniel L. Myers, Affiant

Notary Public

My commission expires: 4-27-04