Davidson County DEEDWARR
Recvd: 01/28/03 15:11 2pgs
Fees:13.00 Taxes:120.25

20030128-0011720

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$32,500.00
|X
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, T
|13th DAY OF January, 2003.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-20
| (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
Douglas H. Sadler 2007 Hickory Hills Drive Hermitage, TN 37076	same	Map 44.15 Parcel 262

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,

Janet L. Baggott, married

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

Dougals H. Sadler, married

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 70 ON THE PLAN OF VILLAGE OF OLD HICKORY, SECTION "D" OF RECORD IN PLAT BOOK 1424, PAGE 65, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 70 FRONTS 55.1 FEET ON THE WESTERLY SIDE OF ELLISTON STREET AND RUNS BACK 66.6 FEET ON THE SOUTHERLY LINE AND 66.8 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR WHICH MEASURES 55.1 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO WAITMEN C. CRISLIP AND WIFE, MARGARET A. CRISLIP BY DEED FROM CAROLYN GAIL SIMS, NORMA JEAN HUNTER, HOWARD MAYHUGH, AND HARVEY G. MAYHUGH, DATED MARCH 24, 1980, AND OF RECORD IN BOOK 5583, PAGE 251, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO KEVIN A. WARD BY DEED FROM WAITMEN C. CRISLIP AND WIFE, MARGARET A. CRISLIP, DATED NOVEMBER 19, 1985, AND OF RECORD IN BOOK 6713, PAGE 8, SAID REGISTER'S OFFICE. PROPERTY THEN CONVEYED TO WAITMEN C. CRISLIP AND WIFE, MARGARET A. CRISLIP BY QUITCLAIM DEED FROM KEVIN A. WARD AND WIFE, JANET LEA WARD, DATED FEBRUARY 7, 1986, AND OF RECORD IN BOOK 6787, PAGE 258, SAID REGISTER'S OFFICE. THE SAID MARGARET A. CRISLIP HAVING SINCE DIED, LEAVING WAITMEN C. CRISLIP AS SURVIVING TENANT BY THE ENTIRETY. WAITMEN C. CRISLIP DIED INTESTATE ON FEBRUARY 6, 1997, LEAVING HIS ONLY CHILDREN JANET L. (CRISLIP) BAGGOTT AND MITZI CRISLIP, AS HIS SOLE HEIRS AT LAW. PROPERTY NOW VESTS IN JANET L. BAGGOTT BY QUITCLAIM DEED FROM MITZI CRISLIP, DATED AUGUST 20, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20020821-0101017, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2003 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 1424, Page 65, Register's Office for Davidson County, Tennessee, including but not limited to a 2½' utilities and drainage easement along the rear of said lot.
3) Property is subject to a permanent easement 2.5 feet wide for utilities together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, of record in Book 5583, Page 251, said Register's Office.
4) Any and all restrictions, conditions, and easements of record.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

This is improved property known as: 1008 Elliston 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 my hand(s) this 13th day of January, 2003.

Janet L. Baggott

Janet L. Baggott

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Janet L. Baggott, 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 13th day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

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