THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 03/31/03 08:54 3pgs
Fees:18.00 Taxes:662.30
20030331-0041463

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Marilyn S. Sadler, et al 1112 Lewis Jones Blvd. Gallatin, TN 37066	Same as New Owner	Map 17 Parcels 81.00 and 81.02

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BESSIE M. STORY, a widow, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto MARILYN S. SADLER, a/k/a SHELANE SADLER, and ELMER V. STORY, as joint tenants, with survivorship obtaining, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts or parcels of land in the 10th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

TRACT ONE: Beginning at a point on the easterly margin of Lickton Pike at the southwest corner of the property conveyed to Hoy H. Garrett and wife, by deed from John M. Lee, of record in Book 2091, page 454, Register's Office for said County; thence with said Garrett's southern boundary line South 84 deg. 30 min. East 569 feet, more or less, to the northwest corner of Tract No. 1 of the property conveyed to Robert M. Smith and wife, by deed from Thomas J. Joines and wife, of record in Book 3338, page 6, said Register's Office; thence South 23 deg. West 455 feet; thence North 85 deg. 08 min. West 284 feet; thence North 85 deg. 30 min. West 203 feet to the center of said Pike; thence with same North 40 deg. 23 min. East 65 feet, North 29 deg. 13 min. East 60 feet North 20 deg. East 60 feet North 7 deg. East 60 feet, North 3 deg. West 60 feet and North 9 deg. 41 min. West 160 feet; thence south 84 deg. 30 min. East to the beginning, containing 5 acres, more or less.

The mailing address for the said property is 5845 Lickton Pike, Goodlettsville, TN 37072.

TRACT TWO: Beginning at a point in the center of Union Hill Road at the southwest corner of the property conveyed to J. V. Hitt and daughter by deed from Shelby Greer and wife, of record in Book 3836, page 580, Register's office for said County; thence with said Hitt's western boundary line North 16 deg. 00 min. East 163 feet to a post and north 23 deg. 08 min. East 82 feet to a post, to a point in the western boundary line of the Jack Hanner property; thence with said Hanner's western boundary line North 5 deg. 35 min. East 677 feet to a post; thence North 85 deg. 08 min. West 225 feet; thence South 6 deg. 00 min. East 339.5 feet; thence North 86 deg. 30 min. West 214 feet; thence South 19 deg. 08 min. West 258.3 feet to a concrete marker; thence South 00 deg. 32 min. West 313 feet to the center of Union Hill Road; thence with the center of the same South 82 deg. 40 min. East 123.2 feet, South 80 deg. 30 min. East 141 feet and South 83 deg. 05 min. East 90.5 feet to the beginning, containing 6.70 acres, more or less.

The mailing address for the said property is 1528 Union Hill Road, Goodlettsville, TN 37072.

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT AN EXAMINATION OF THE TITLE TO THE SAID PROPERTIES.

BEING the same properties conveyed to Elmer Reed Story and wife, Bessie M. Story, by deed from Jesse P. Walker and wife, Ruth A. Driver Walker, of record in Book 4856, page 876, Register's Office for Davidson County, Tennessee. And, the said Elmer Reed Story having died, the property became vested in Bessie M. Story, in fee simple.

The property description, as contained herein, is the same as that contained in the previous deed of record.

TRACT ONE -- LIFE ESTATE: The GRANTOR, BESSIE M. STORY, reserves for herself a LIFE ESTATE in TRACT ONE above, located at 5845 Lickton Pike, Goodlettsville, Tennessee 37072, under the following terms, provisions and conditions:

1. BESSIE M. STORY will be solely responsible for all upkeep, maintenance, taxes and insurance on the said property during the term of her life estate.

2. BESSIE M. STORY will have the sole and exclusive right to the use of the said property for and during her natural lifetime, for so long as she is able and desires to reside on and use the said property as her homeplace.

3. The life estate reserved for BESSIE M. STORY shall terminate, and shall be of no further force or effect in the event BESSIE M. STORY desires to live elsewhere, is forced to live elsewhere because of her physical condition and care requirements, or ceases to reside on the property and to use the said property as her homeplace for a period of six (6) consecutive months, for any reason.

TRACT TWO -- LIFE ESTATE: The GRANTOR, BESSIE M. STORY, reserves for herself a LIFE ESTATE in TRACT TWO above, located at 1528 Union Hill Road, Goodlettsville, Tennessee 37072 without restrictions.

The parties desire that ownership and title to the said property be vested in MARILYN S. SADLER, a/k/a SHELANE SADLER, and ELMER V. STORY, as joint tenants, and not as tenants in common, or otherwise, with survivorship obtaining — that is, in the event of the death of either of them, the survivor, his or her heirs or assigns, shall own and hold title to the said property in fee simple, without any right, claim, or demand on the part of the decedent's estate, but subject to the LIFE ESTATE reserved herein for BESSIE M. STORY.

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 the GRANTOR does covenant with the said GRANTEES, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

And the GRANTOR does further covenant and bind herself, her 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Bessie M. Story

BESSIE M. STORY, a widow

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BESSIE M. STORY, a widow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 27th day of March, 2003.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires August 20, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $179,000.00.

Affiant

Sworn to and subscribed before me, this the 27th day of March, 2003.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires August 20, 2005