PREPARED BY (AND RETURN TO):

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W & I Ref:( SK ) Title No: 44486
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/02/03 14:04 2pgs
Fees:13.00 Taxes:592.00
20030502-0059008

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Stephen R. Sadler<br>Donna Michelle Sadler<br>852 Clematis Drive<br>Nashville, Tennessee 37205 | SAME |

**TAX MAP-PARCEL NUMBERS:** 102-14-045

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$160,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned ~~Mizzela~~ Mizella **B. Stone an unremarried widow**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen R. Sadler and spouse, Donna Michelle Sadler** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 108 on the Plan of Crest Meade Section II of record in Book 2331, page 151 and 152 Register's Office for said County.

SAID Lot No. 108 fronts 96 feet on the northerly margin of Clematis Drive and extends back 199.2 feet on the westerly lien and 260.6 feet on the easterly line to a dead line in the rear, measuring 148.4 feet thereon.

BEING the same property conveyed to J. Frankilin Stone and wife, Mizella B. Stone by deed from Robert J. Pfleizer and wife, Mary S. Pfleizer of record in Book 5078, page 643 Register's Office for said County. The said J. Franklin Stone has since died.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 151 and 152, said Register's Office, which Plan shows a 40 foot minimum building setback line from Clematis Drive and a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 x 20 foot utility anchor easement located on the southwesterly front corner of said lot; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 4450, page 696, said Register's Office.

**This is improved property, known as: 852 Clematis Drive, 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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this ~~30th~~ 28th day of April, 2003.

Mizzela B. Stone
~~Mizzela~~ B. Stone
Mizella

**State of** TENNESSEE

**County of** DAVIDSON

On this ~~30th~~ 28th day of April, 2003, before me the undersigned authority, personally appeared ~~Mizzela~~ Mizella B. Stone , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY VILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary

**State of** TENNESSEE

**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Sworn and subscribed before me this the 28th day of April, 2003.

My Commission Expires: CHRISTY VILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public