PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
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W & I Ref: _____ Title No: 45802

Dav. Co. File: Box 8

Return
SERENITY TITLE & ESCROW, LLC.
114 WHITE CLOUD TR.
MURFREESBORO, TN 37127
(615) 234-9045

Davidson County DEEDWARR
Recvd: 08/13/04 10:55 2pgs
Fees:13.00 Taxes:887.63
20040813-0098081

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Paulley Tricia Paulley 4315 Morriswood Drive Nashville, Tennessee 37204	New Owner

TAX MAP-PARCEL NUMBERS: 132-07-039

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$239,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sidney R. Sadler and spouse, Angela Sadler**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Paulley and spouse, Tricia Paulley** 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. 45 on the Plan of Southmeade of record in Book 1835, page 118 and 119, Register's Office for said County.

Said Lot No. 45 fronts 203.6 feet n the broken westerly margin of Morriswood Drive and extends back 254.5 feet on the northerly line and 267.4 feet on the southerly line to a dead line in the rear, measuring 155.00 feet thereon.

Being the same property conveyed to Sidney R. Sadler and wife, Angela Sadler by deed from Marcelline S. M. Kinslow and husband, David Kinsey of record in Doc. No. 20010530-0056092, Register's Office for Davidson County, Tennessee.

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 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 118 and 119, said Register's Office, which Plan shows a 75foot minimum building setback line from Morriswood Drive and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 4315 Morriswood Drive, Nashville, Tennessee 37204

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 5th day of August, 2004 .

Sidney R. Sadler

Angela Sadler

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

On this 5th day of August, 2004 , before me the undersigned authority, personally appeared **Sidney R. Sadler and Angela Sadler** , 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: 3/25/04

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: $239,900.00

Affiant

Sworn and subscribed before me this 5th day of August, 2004

KIMBERLY R. HAGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

My Commission Expires: 6/22/08

Notary Public