THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **90,900.00**. Judy Sadler Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of July, 2004. Notary Public MY COMMISSION EXPIRES: 8-26-07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/13/04 15:43 2pgs
Fees:13.00 Taxes:336.33
20040813-0098457

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy L. Burns	America's Wholesale Lender/ Countrywide Home Loans	MAP 090-12-0
6307 Robertson Road	P. O Box 10212	PARCEL 035
Nashville, TN 37209	Van Nuys, CA 91410	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Judy Myers Sadler, married**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randy L. Burns and wife, Beth A. Burns**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the westerly one-half of Lot No. 6 on the Plan of the Re-subdivision of Lot Nos. 5, 6, 7, and 8 in the subdivison of Lot No. 21 of the B. F. Cockrill 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 Lot 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 Lot 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 Daniel L. Myers and wife, Annie Mai Myers by Warranty Deed to establish a Life Estate from Judy Myers Sadler, married, of record as Instrument No. 20011220-0140617, said Register's Office. Daniel L. Myers and Annie Mai Sadler have since died, extinguishing their life estate.

Clayton Eugene Sadler, spouse of Judy Myers Sadler, joins in this conveyance for the sole purpose of conveying any marital interest he may have in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property, known as **6307 Robertson Road, Nashville, TN 37209.**

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 our hands this 29th day of July, 2004.

Judy Myers Sadler
Judy Sadler

Clayton Eugene Sadler
Clayton Eugene Sadler

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Judy Myers Sadler and Clayton Eugene Sadler** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of July, 2004.

My Commission expires 1-26-08

Notary Public

NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

STATE OF TN
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the _____ day of _____, _____.

My Commission expires _____

Notary Public