Davidson County DEEDWARR
Recvd: 08/19/04 10:50 2pgs
Fees:13.00 Taxes:299.70

20040819-0100281

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$81,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS
|13 DAY OF August, 2004.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JAN 26, 2008

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 Hill Lane Hermitage, TN 37076	New Owner	Map 087.09 Parcel 045.00

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,

Robert K. Kuchta and Bonnie Kathleen Giardono as tenants in common with joint right of survivorship

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

Douglas H. Sadler, a married man

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 NO. 193 ON THE PLAN OF VALLEY GROVE, SECTION 8, AS OF RECORD IN PLAT BOOK 5200, PAGE 606, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT K. KUCHTA OF RECORD IN BOOK 9735, PAGE 104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BY QUITCLAIM DEED FROM KATRINA M. KUCHTA, DATED JANUARY 25, 1996, AND OF RECORD IN BOOK 9977, PAGE 118, SAID REGISTER'S OFFICE. PROPERTY THEN CONVEYED TO ROBERT K. KUCHTA AND BONNIE KATHLEEN GIARDONO, AS TENANTS IN COMMON WITH JOINT RIGHT OF SURVIVORSHIP BY QUITCLAIM DEED FROM DONNA PIONK, TRUSTEE, DATED JULY 8, 2004, OF RECORD IN INSTRUMENT NUMBER 20040709-0082133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 606, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4540-4542 Brooke Valley Drive, Hermitage, TN 37076
(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 our hand(s) this 13th day of August, 2004.

Robert K. Kuchta

Bonnie Kathleen Giardono

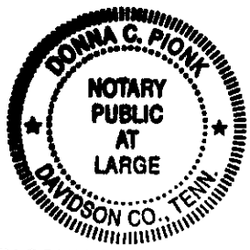
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robert K. Kuchta and Bonnie Kathleen Giardono as tenants in common with joint right of survivorship, 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 August, 2004.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:



MY COMMISSION EXPIRES:
JAN 26, 2008

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