Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Kenneth B. Sadler 9222 River Rd. Pk. Nashville Tenn. 37209	New Owner	Map 77-0 Parcel 14.00
This instrument prepared by: Marshall L. Hix, Esquire, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 09/03/04 10:45 2pgs
Fees:13.00 Taxes:92.50
20040903-0106944

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **T. A. Pardue, unmarried** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Kenneth B. Sadler and wife, Nola Michelle Sadler** ("Grantee"), and its respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

A tract of land in Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of New Cub Creek Road, being the northeast corner of the tract of land conveyed to L.L. Hassell and wife, by deed of record in Book 1250, Page 153, Register's Office for said County; thence with the westerly margin of said road northerly 223 feet; thence northwesterly 300 feet; thence southerly 394 feet to a point in Hassell's northerly line; thence easterly with said Hassell's line, 279 feet to the beginning.

Being the same property conveyed to T. A. Pardue, single from Edgar B. Bennett and wife, Lucy S. Bennett by deed of record in Book 3769, page 272, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee; any and all existing easements and restrictions of record; the easement for roads referenced in Book 1676, Page 138, Register's Office for Davidson County, Tennessee and other matters referenced therein; any and all zoning regulations, building restrictions and setback lines. If any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 8374 Cub Creek Road Nashville, TN 37209.

EXECUTED this 2nd day of September, 2004.

T. A. Pardue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, T. A. Pardue, 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 and seal, at office in Nashville, Tennessee, this 2nd day of September, 2004.

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires
1-29-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Kenneth B. Sadler
AFFIANT

Subscribed and sworn to before me this 2nd day of September, 2004.

NOTARY PUBLIC

My Commission Expires:
1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.