WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/04 10:34 2pgs
Fees:13.00 Taxes:234.93
20040916-0111558

ASHLEY N. FORD NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,494.00

Bonnie J. Buchan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2004.

Ashley N. Ford
Notary Public

MY COMMISSION EXPIRES: 2-19-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Worley	HomeAmerican Credit Inc. DBA Upland Mortgage	**Map 60-8**
(NAME) **3054 Hillside Road**	(NAME) Wanamaker Bldg; 100 Penn Sq. East; 8th Floor	**Parcel 34**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Philadelphia, PA 19107	
(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, WE, **Earl H. Sadler,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron Worley,*** 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:

*unmarried

Land in Davidson County, Tennessee, being part of Lot No. 7 on the map of E.A. Lindsley's Subdivision, as of record in Book 547, page 144, Register's Office for Davidson County, Tennessee, being Lot No. 7-D shown on the survey of the easterly part of said Lot No. 7 made by William D. Parrish, Civil Engineer, June 24, 1957, and described to said Survey as follows:

Beginning at a point on the westerly margin of Hillside Road, 150 feet northerly from the northeast corner of Lot No. 6 conveyed to Fred J. Cobb from Herman T. Cobb by deed of record in Book 2029, page 176, Register's Office for said County, said beginning point being also the northeast corner of Lot No. 7-C shown on said Survey; thence with the line between said Lot Nos. 7-C and 7-D, as shown on said survey, north 84 deg 30' west 198 feet to a fence; thence with said fence, north 4 deg 45' east 50 feet to the southwest corner of Lot No. 7-E, as shown on said survey, thence with the line between Lot Nos. 7-D and 7-E, as shown on said survey, south 84 deg 30' east 197. 3 feet to the westerly margin of said Hillside Road; thence with the same, south 4 deg west 50 feet to the Beginning.

Being the same property conveyed to Earl H. Sadler by Quitclaim Deed from The Estate of Jewel D. Harlin, Earl H. Sadler, Administrator, of record in Instrument No. 20001128-0116852, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 547, page 144, said Register's Office.

Said property was not the principal residence of Earl H. Sadler.

unimproved ☐

This is improved ☒ property, known as 3054 Hillside Road, Nashville, TN 37207

(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 my hand this 14th day of September, 2004.

Earl H. Sadler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Earl H. Sadler the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2004.

Commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JAN 16 2006

Notary Public