This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Robert L. Overstreet
1216 Springwood Drive
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Owner

MORTGAGEE:
SAME AS ABOVE

MAP **63-16-0B**
GROUP
PARCEL **112.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Addiene S. Sadler, a widow** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Robert L. Overstreet, unmarried**, hereinafter called the , heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 194 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Plat Book 6900 at page 405 as amended in Book 6900 at pages 550 thru 552 and corrected in Book 7462 at page 445 and amended in Book 8181 at page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Earl James Sadler and wife, Addiene S. Sadler by deed from Construction Associates, Inc. dated November 18, 1992, of record in Book 8792, page 41, Register's Office for Davidson County, Tennessee. The said Earl James Sadler has since died. Addiene S. Sadler and Addiene Shirley Sadler are one and the same person.

Henry Frank Sadler executes this instrument of behalf of Addiene Shirley Sadler, unmarried, by virtue of a General and Durable Power of Attorney filed for record in Book ____, page _____, Register's Office for Davidson, Tennessee.

& 20041102-0131610

This is improved property known as 1216 Springwood Drive, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

Davidson County DEEDWARR
Recvd: 11/02/04 12:56 3pgs
Fees:18.00 Taxes:566.10
20041102-0131611

1. Subject to Real Property Taxes for 2004, a lien now due and payable. Map 63-160B, Parcel 112.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2004 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants contained in instruments of record in Book 7351, page 852; Book 7451, page 739 and Book 8336, page 393, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof. Subject to the Charter of Chitwood Downs Homeowner's Association of record in Book 743, page 204, said Register's Office. Subject to the Charter of Hampton Park Homeowners Association of record in Book 8517, page 72, said Register's Office. Subject to Articles of Amendment of record in Book 8833, page 216, said Register's Office.

3. Subject to easements for sanitary sewer/storm drainage as set forth in an instrument of record in Book 11030, page 785 and Book 8836, page 393, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

4. Subject to a Quitclaim Deed for open space to Homeowner's Association as set forth in an instrument of record in Deed Book 8207, page 276, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

5. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 6900, page 405, and amended in Book 6900, pages 550 thru 552 and corrected in Book 7462, page 445 and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said , heirs and assigns, forever; and, GRANTOR does covenants with the said that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29th day of October, 2004.

Addiene S. Sadler, by Henry Frank Sadler, as attorney-in-fact

Atty In Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 29th day of October, 2004, in Mt. Juliet, Tennessee, before me personally appeared Henry Frank Sadler to me known to be the person who executed the foregoing Warranty Deed on behalf of Addiene S. Sadler, unmarried, for the purposes therein contained, and who acknowledged that he executed the same as the free act and deed of the said Addiene S. Sadler, unmarried, signing her name as Attorney-In-Fact.

WITNESS my hand and official seal at office this 29th day of October, 2004.

NOTARY PUBLIC

PATRICIA M. GROOM NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires: 12-15-04

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $153,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of October, 2004.

NOTARY PUBLIC
My Commission Expires: 6-9-07

WENDY L. LOCKE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.