File #200480226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,000.00.

Craig M Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2004.

Kimberly A. Baez
Notary Public

MY COMMISSION EXPIRES: 01/29/05

(AFFIX SEAL)

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1517 Hunt Club Blvd., Suite 100, Gallatin, TN 37066

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig M. Bailey	America's Wholesale Lender	Map: 131-5-21.00
(NAME) 3424 Trimble Road	(NAME) P. O. Box 10212	Parcel:
(ADDRESS) Nashville TN 37215	(ADDRESS) Van Nuys, CA 91410	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **KAREN T. SADLER AND HUSBAND, RONALD L. SADLER,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CRAIG M. BAILEY, UNMARRIED**, 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 all of Lot No. 43, on the Plan of Russwood Heights, as shown by plat appearing of record in Plat Book 2133, Pages 12 and 13, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Fred S. Hamilton, Jr. and wife, Karen T. Hamilton by Warranty Deed dated July 15, 1977 of record in Book 5173, Page 79, and being further conveyed to Karen T. Hamilton by Quitclaim Deed dated May 22, 1997 of record in Book 10467, Page 887, Register's Office for Davidson County, Tennessee. The said Karen T. Hamilton is one and the same person as Karen T. Sadler.

This conveyance is subject to the following:
All matters shown on the plan of record in Plat Book 2133, Pages 12 and 13; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3424 Trimble Road, Nashville, TN 37215
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantor(s) agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 15th day of November, 2004.

Karen T. Sadler
Karen T. Sadler

Ronald L. Sadler
Ronald L. Sadler

Davidson County DEEDWARR
Recvd: 11/16/04 15:40 2pgs
Fees:13.00 Taxes:1239.50

20041116-0137750

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared Karen T. Sadler and Ronald L. Sadler who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of November, 2004.

Kimberly A. Baez

Notary Public

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-29-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066