THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** **File Box 9B**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,600.00. Affiant Subscribed and sworn to before me, this 8 day of December, 2004. Notary Public My Commission Expires: 5/20/08

MARY M. BRACEWELL NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES 5/20/08

WARRANTY DEED

Address New Owner(s): Henry Grant Sadler 4312 Utah Avenue Nashville, TN 37209	Send Tax Bills to New Owner	Tax Information: Map: 103-04-0 Parcel: 148.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PHILLIP E. SADLER and wife, DOROTHY C. SADLER ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to HENRY GRANT SADLER ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4312 Utah Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 8 day of December, 2004.

PHILLIP E. SADLER

DOROTHY C. SADLER

Davidson County DEEDWARR
Recvd: 12/15/04 15:24 3pgs
Fees:18.00 Taxes:742.22

20041215-0149403

STATE OF GEORGIA)
COUNTY OF FULTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip E. Sadler and wife, Dorothy C. Sadler, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of December, 2004.

Bracewell

Notary Public

My Commission Expires: 5/20/08

M. BRACEWELL NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES 05/20/08

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 11 of Block 1 on the Map of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

Said lot fronts 60 feet on the northerly side of Utah Avenue, formerly 7th Avenue and runs back between parallel lines with the east margin of 44th Avenue, North, formerly 3rd Street, 160 feet to an alley.

Being the same property conveyed to Phillip E. Sadler and wife, Dorothy C. Sadler by deed from Ida Lou Olive, Edwin Floyd Olive, Jr. and Joe Cannon Olive of record in Book 4656, page 640, Register's Office for Davidson County, Tennessee.

Permitted Encumbrances

1. 2004 taxes, a lien now due and payable, but not yet past due.
2. All matters appearing on the plan of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee.
3. Any recorded restrictive covenants affecting the property.