BOX 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/05 15:34 2 pgs
Fees:13.00 Taxes:2146.00

20050207-0014270

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February 2005

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: April 23, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl H. Sadler (NAME)	New Owner (NAME)	MAP 160-2
5205 Franklin Road (ADDRESS)	5205 Franklin Road (ADDRESS)	PARCEL 25.00
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37220 (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, Jewell R. Crockett, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl H. Sadler and wife, Vera G. Sadler

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 Lot No. 3 on the Plan of Nanearle Acres, as of record in Book 1424, page 77, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
Said Lot No. 3 fronts 185 feet on the westerly side of Franklin Pike and runs back between parallel lines 480 feet to a dead line.

Being all the same property conveyed to Albert F. Crockett Jr. and wife, Jewell R. Crockett and Albert F. Crockett Sr. by deed from W.P. Russell and wife, Virginia C. Russell of record in Book 4663, page 451, Register's Office for Davidson County, Tennessee.
Subsequently, Albert F. Crockett Sr. having conveyed his interest to Albert F. Crockett Jr. and wife, Jewell R. Crockett by deed of record in Book 5952, page 715, RODC. Albert F. Crockett Jr. is now deceased and title having vested in Jewell R. Crockett as the surviving tenant by the entirety. Also, see affidavit of Record in Instrument No. 20040708-0081224, RODC.

This conveyance is subject to all covenants, conditions and restrictions of record.

unimproved ( )
This is improved (X) property, known as 5205 Franklin Road, Nashville, TN 37220
(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 7th day of February 2005

Jewell R. Crockett

Jewell R. Crockett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jewell R. Crockett, a widow

the bargainor _____, 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 official seal at Nashville, Tennessee, this 7th day of February, 2005.

Commission expires April 23, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public