Davidson County DEEDWARR
Recvd: 06/01/05 15:23 2 pg
Fees:13.00 Taxes:884.30

20050601-0061879

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP 43913

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$239,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **20th DAY OF MAY, 2005.**

Notary Public

MY COMMISSION EXPIRES:

CHAD T. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
GALEN FOTT	same	**39-152**
6921 Old Hickory Blvd.		**14D 12615**
Whites Creek, TN 37189		

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, **We, STEPHEN H. WADLEY and KELLY M. WADLEY**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GALEN FOTT and wife, LAURA FOTT**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in the 2nd Civil District of Davidson County, Tennessee, and being described partially from a copy of a survey by Donald R. Carver, surveyor, dated December 1, 1973, as follows:

BEGINNING at a point in the northeasterly margin of Old Hickory Boulevard at the northwest corner of the property conveyed to John W. Tucker by deed from Raymond Edward Jenkins and wife, Lois M. Jenkins of record in Book 4818, at page 182, Register's Office for said County; thence with said margin of Old Hickory Blvd. and the curve of same northwestwardly 624.8 feet to an iron pin; thence, leaving same eastwardly 512.3 feet to an iron pin; thence S 3 deg. 30 min W 319.10 feet to an iron pin; thence northeast corner of the tract conveyed to John W. Tucker (supra); thence with Tucker's northwest line S 27 deg. 33 min W 264.90 feet to the point of beginning.

Being the same property conveyed to Stephen H. Wadley and wife, Kelly M. Wadley by deed from Charles Thomas Malone and wife, Verna O. Malone, of record in Instrument No. 20010417-0037472 and re-recorded in Instrument No. 20010724-0078484, Register's Office for Davidson County, Tennessee.

This property is improved (X) known as 6921 Old Hickory Boulevard, Whites Creek, TN 37189

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 our hands this 20th day of May, 2005.

STEPHEN H. WADLEY

KELLY M. WADLEY

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 STEPHEN H. WADLEY and wife, KELLY M. WADLEY, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 20TH day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.