Davidson County DEEDWARR
Recvd: 07/15/05 15:02 3 pgs
Fees:18.00 Taxes:248.83
20050715-0082535

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 7th day of July, 2005, by and between BOBBY L. ALEXANDER, MARRIED, hereinafter called Grantor, and RONALD L. SADLER and KAREN T. SADLER, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, BOBBY L. ALEXANDER, MARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto RONALD L. SADLER and KAREN T. SADLER, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 7 +/- ACRES, FORTE ROAD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

LINDA G. ALEXANDER, wife of BOBBY L. ALEXANDER, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

Bobby L Alexander
BOBBY L. ALEXANDER
Signature of Seller

Linda G Alexander
LINDA G. ALEXANDER
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOBBY L. ALEXANDER and his wife, LINDA G. ALEXANDER,** the within named 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, at Joelton, Tennessee, this 7th day of July, 2005.

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

RONALD L. SADLER and KAREN T. SADLER, HUSBAND AND WIFE
P.O. BOX 160154
NASHVILLE, TENNESSEE 37216

Property Address:

7 +/- ACRES, FORTE ROAD
JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

RONALD L. SADLER and KAREN T. SADLER, HUSBAND AND WIFE
P.O. BOX 160154
NASHVILLE, TENNESSEE 37216
Map & Parcel #: MAP 29, PARCEL 275

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$67250** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Sherri Spann
Affiant

Sworn to and subscribed before me, a Notary Public, this 7th day of **July, 2005.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. January 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN RD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W.C. Lambert dated January 6, 1970, as follows:

Beginning at a point in a southerly line of property conveyed to S.D. Dugger by deed of record in Book 3703, page 285, Register's Office for Davidson County, Tennessee, said point being designated by an iron pin which is situated north 89 degrees west 270 feet from a railroad spike in the center of Forte Road; thence north 89 degrees west 149* feet to an iron pin; thence south 2 degrees west 250 feet to an iron pin; thence north 89 degrees west 403 feet to an iron pin in Dixon's easterly line; thence north 2 degrees east 558 feet to an iron pin; thence south 88 degrees east 742 feet to a railroad spike in the center of Forte Road; thence with the center of Forte Road south 20 degrees 30 minutes east 147 feet to a railroad spike, Dugger's northeasterly corner; thence north 89 degrees 10 minutes west 253 feet to an iron pin; thence south 1 degree west 171 feet to the point of beginning, containing 7 acres more or less.

*Correct call, as previous legal descriptions had incorrect call due to typographical error, pursuant to survey made by Ralph W. C. Lambert, dated January 6. 1970.

Being the same property conveyed to Bobby L. Alexander and wife, Loretta Alexander, by Warranty Deed from S. D. Dugger, of record in Book 4473, page 992, Register's Office for DAVIDSON County, Tennessee. The said Loretta Alexander having since died March 1, 2001, property vests in Bobby L. Alexander, surviving spouse of Loretta Alexander, deceased.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 29, PARCEL 275).

2. Unrecorded Country easements for roads and utilities, if any.