Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/26/05 16:19 2 pgs
Fees:13.00 Taxes:157.25
20050826-0102697

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $42,500.00

Affiant

Subscribed and sworn to before me, this 26th day of August 2005.

Notary Public
My commission expires: 4/2/09

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of New Owner:
Linda Alexander Owens
2107 Sadler Ave
Nashville TN 37210-0000

Send Tax Bills to:
Owner

Tax Information:
106-13-0[illegible]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Fulton Sullivan, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Linda Alexander Owens, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 72 on the Plan of Sadler Place as of record in Book 332 Page 31 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 72 fronts 50 feet on the westerly side of Sadler Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Fulton Sullivan and wife Margie D. Sullivan by deed from Ed C. Smithson and wife Alva Lucille Smithson of record in Book 2753 Page 423 Register's Office for Davidson County, Tennessee. Margie D. Sullivan having since died and Fulton Sullivan is the surviving tenant by the entireties.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Sadler Place of record in Book 332 Page 31, Register's Office for Davidson County, Tennessee 4) All restrictions and easements of record 5) Restriction regarding detached structure contained in instrument of record in Instrument No. 20040607-0066647

This property is improved property known as 2107 Sadler Ave, Nashville, Tennessee 37210-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 26th day of August, 2005.

Fulton Sullivan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fulton Sullivan, the bargainor(s), 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 Brentwood, Tennessee, this 26th day of August, 2005.

Notary Public

My Commission expires: 4/2/08

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 04987