BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/05 13:31 2 pgs
Fees:13.00 Taxes:3145.00
20050916-0111699

State of Tennessee)
County of Davidson)

G#19230-2

The actual consideration or value, whichever is greater, for this transfer is **$850,000.00**.

Dorothy C. Sadler
Affiant

Subscribed and sworn to before me, this the 15th day of September, 2005.

Notary Public
My commission expires: 3/22/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
DOROTHY C. SADLER	"NEW OWNER"	Map 116-04-0 Parcel 291.00
P. O. Box 88482		
Atlanta, GA 30356-8482		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ALLDREDGE KIRBY DEVELOPMENT, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

DOROTHY C. SADLER

HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 3, together with the appurtenant interest in the common elements of New Court at Woodlawn, a Planned Unit Development with private elements established by the Master Deed of record in Instrument No. 20050311-0027387, as amended and restated by instrument appearing of record as Instrument No. 20050428-0047508, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of 3810 Woodlawn Drive, of record in Instrument No. 20030919-0138882, said Register's Office, for a more complete identification and description of said Unit.

BEING part of the same property conveyed to Alldredge Kirby Development, LLC, a Tennessee limited liability company, by Special Warranty Deed dated December 19, 2003, from Karen Dahlinger, Don Dahlinger, and Teresa Ford, of record in Instrument No. 20031222-0182060, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Master Deed and By-Laws, of record in Instrument No. 20050311-0027387, and Amendment and Restatement (a P.U.D. with private elements), of record in Instrument No. 20050428-0047508, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and will be paid by the GRANTOR herein, included in parent Lot.

This is IMPROVED (_X_) unimproved (____) property, known as: **3824 Woodlawn Drive, Nashville, TN 37205**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officers this 15th day of September, 2005.

ALLDREDGE KIRBY DEVELOPMENT, LLC

By: _____
Eric L. Alldredge, Managing Member

By: _____
Steven Kirby, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Eric L. Alldredge and Steven Kirby,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their several oaths acknowledged themselves to be the **Managing Member and Secretary,** respectively, of **ALLDREDGE KIRBY DEVELOPMENT, LLC,** the within-named bargainor, a Tennessee limited liability company, and that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Eric L. Alldredge** as **Managing Member** and by the said **Steven Kirby** as **Secretary**.

Witness my hand, at office at Nashville, Tennessee, this **15th** day of **September, 2005.**

Notary Public

My Commission Expires: 3/22/09

