03

Rudy Title
48-A

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF September, 2005

Notary Public

MY COMMISSION EXPIRES: 2/22/2009
(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

G-CD-05-4312

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A.Sturtevant	Regions Bank	
4312 Utah Avenue (ADDRESS)	P.O. Box 1718 (NAME)	103-04 148.00
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38101-1718 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HENRY GRANT SADLER,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK A.STURTEVANT, hereinafter called the Grantee(s), their heirs and assigns, that 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. 11 OF BLOCK 1 ON THE MAP OF SYLVAN PARK, OF RECORD IN BOOK 332, PAGE 104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 60 FEET ON THE NORTHERLY SIDE OF UTAH AVENUE, FORMERLY 7TH AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE EAST MARGIN OF 44TH AVENUE, NORTH, FORMERLY 3RD STREET, 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HENRY GRANT SADLER BY WARRANTY DEED FROM PHILLIP E. SADLER AND WIFE, DOROTHY C. SADLER, RECORDED ON THE 15TH DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041215-0149403, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4312 Utah Avenue, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 15th day of September, 2005.

Henry Grant Sadler

Davidson County DEEDWARR
Recvd: 09/22/05 13:52 2 pgs
Fees:13.00 Taxes:1035.63

20050922-0113980

STATE OF Tennessee
COUNTY OF Davidson

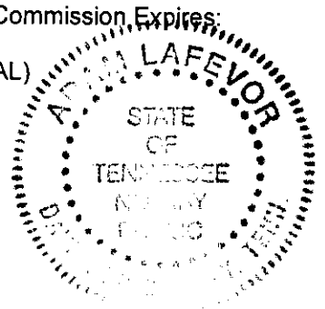
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henry Grant Sadler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of September, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903