This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
HO0542

Davidson County DEEDWARR
Recvd: 12/19/05 14:40 2 pgs
Fees:13.00 Taxes:182.41
20051219-0152099

Send Tax Bills To:
Lee Chapel AME Church
PO Box 280447
Nashville, TN 37228-0447

New Owner is:
Lee Chapel AME Church
1716-1/2 Scovel Street
Nashville, TN 37206

MAP: 81-15-485.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Sadler Properties, LLC**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lee Chapel AME Church** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 1716-1/2 Scovel Street, Nashville, Tennessee 37206

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being the westerly 30 feet of Lot No. 16 on the Plan of J.M. and T.J. Harding Subdivision, of record in Book 21, page 81, Register's Office for Davidson County, Tennessee.

Said property fronts 30 feet on the northerly margin of Scovel Street, formerly Madison Street, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sadler Properties, LLC, a Tennessee limited liability company, from Linda Shymlock and Debra Rice by Quitclaim Deed dated February 3, 2003 and recorded February 19, 2003 in Instrument No. 20030219-0022257, Register's Office for Davidson County.

This is improved real property known as 1716-1/2 Scovel Street, Nashville, Tennessee.

This conveyance is subject to all matters of record on plat in Book 21, page 81, Register's Office for Davidson County.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12 day of December, 2005.

GRANTOR:

Linda Shymlock

Sadler Properties, LLC

By: Linda Shymlock

Its: Managing Partner

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Linda Shymlock,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **Managing Partner** of the **Sadler Properties, LLC** the within named bargainor, and that he/she as such **Managing Partner**, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 12 day of December, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

MY COMMISSION EXPIRES JULY 19, 2008

The actual consideration or value, whichever is greater, for this transfer is $49,300.00.

Affiant

SWORN TO and subscribed before me this 12 day of December, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC My commission expires:_____

MY COMMISSION EXPIRES JULY 19, 2008