This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2060004

Davidson County DEEDWARR
Recvd: 01/26/06 12:39 2 pgs
Fees:13.00 Taxes:143.68

20060126-0009988

Send Tax Bills To:
SAME
New Owner

New Owner is:
Gregory Wood
919 Gale Lane
Nashville, TN 37204

MAP: 105-03-0-070.00
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 **Gregory Wood**, 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: 1116 3rd. Avenue South, Nashville, Tennessee 37210

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

Being the south 30 feet 11 inches of the west part of Lot No. 18, and the north 4 feet 1 inch of the west part of Lot No. 19 on the Map of John Nelson's Addition to Edgefield, of record in Book 2, page 182, of the Chancery Court at Nashville, Tennessee.

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. 20030219-0022272, Register's Office for Davidson County. This will be an Investment Property for Gregory Wood.

This conveyance is subject to all matters of record on plat in Book 2, page 182, Chancery Court at Nashville, Tennessee.

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 23rd day of January, 2006.

GRANTOR:

Linda Shymlock

Sadler Properties, LLC

By: Linda Shymlock

Its: Managing Partner

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

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 23rd day of January, 2006.

Notary Public
My Commission Expires: 9.19.09

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $38,833.33.

Ruth C Barber
Affiant

SWORN TO and subscribed before me this 23rd day of January, 2006.

NOTARY PUBLIC

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: 9.19.09