THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25013-12-2005** **Record & Return To:** **First Title and Escrow Company, Inc.** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $547,750.00. Affiant Subscribed and sworn to before me this 1st day of February, 2006. Notary Public My Commission Expires:

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Aubrey B. Harwell, Jr., 150 Fourth Avenue, Suite 2000 Nashville, TN 37219	SAME	Map No.131-12 Parcel No. 103

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fleeta Lee Sadler Bachleda, a Widow**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aubrey B. Harwell, Jr., Trustee with full power to mortgage, sell, convey, lease or otherwise alienate without the joinder of any beneficiary** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1111 Battery Lane, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of February, 2006.

Fleeta Lee Sadler Bachleda

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Fleeta Lee Sadler Bachleda,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2006.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 02/03/06 16:12 2 pgs
Fees:13.00 Taxes:2026.68
20060203-0014077

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 9 & 20 on the Plan of A Subdivision of J. T. Jenkin's Home Tract, as of record in Plat Book 547, page 20, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Ellen Haywood Sadler Hartman, Henrietta Anderson Sadler, and Fleeta Lee Sadler by Deed dated, November 17, 1942 from Mrs. Fleeta M. Sadler, Trustee of record in Book 1258, page 75, Register's Office for Davidson County, Tennessee.

Ellen Haywood Sadler and husband, C.R. Hartman, Henrietta Anderson Sadler and Fleeta Lee Sadler conveyed a 1/4 interest in said property to Mrs. Fleeta M. Sadler by deed of record in Book 1236, page 473, Register's Office for Davidson County, Tennessee. Fleeta M. Sadler has conveyed her 1/4 interest in said property to Henrietta Anderson Sadler, reserving herself a life estate by deed of record in Book 1238, page 295, Register's Office for Davidson County, Tennessee. Fleeta M. Sadler, a widow, has conveyed her life estate in the 1/4 interest to Henrietta Anderson Sadler and Fleeta Lee Sadler as joint tenants with right of survivorship by deed of record in Book 1320, page 161, Register's Office for Davidson County, Tennessee. Ellen Haywood Sadler Hartman and husband, C. R. Hartman have conveyed their 1/4 interest in said property to Henrietta Anderson Sadler Griffith and Fleeta Lee Sadler by Deed of record in Book 1339, page 675, Register's Office for Davidson County, Tennessee. Henrietta Anderson Sadler Griffith and husband, Robert Garland Griffith have conveyed their interest in said property to Fleeta Lee Sadler Bachleda and husband, Albert Francis Bachleda by deed of record in Book 5072, page 413, Register's Office for Davidson County, Tennessee. The said Albert Francis Bachleda having since died. Fleeta Lee Sadler and Fleeta Lee Sadler Bachleda are one and the same person. Henrietta Anderson Sadler and Henrietta Anderson Sadler Griffith are one and the same person.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4762, page 460, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 547, page 20, Register's Office for Davidson County, Tennessee.
4. Easement for a pipe line of record in Book 460, page 168, Register's Office for Davidson County, Tennessee.
5. Letters from the Metropolitan Government Department of Codes recorded in Book 5217, page 600, and in Book 8031, page 37, Register's Office for Davidson County, Tennessee.