This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
James Sean Sadler and Chad Farley
539 Ridgecrest Lane
Lebanon, TN 37087

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of the South
551 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 02/27/06 09:04 3 pgs
Fees:18.00 Taxes:344.10
20060227-0022001

MAP **095-02-0**
GROUP
PARCEL **42.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William L. Jamison** hereinafter called the Grantor, bargained and sold, and by these presents, transfer and convey unto **James Sean Sadler and Chad Farley**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 116, on the Map of Donelson Hills, of record in Book 2331, page 22, Registers Office for Davidson County, Tennessee.

Said Lot No. 116 lies at the easterly corner of the intersection of June Drive and is described as follows:

Beginning at a point on the northwesterly margin of June Drive; thence is a northeasterly direction along said margin of June Drive, 107.6 feet to a point, the beginning of a curve; thence in a northerly direction around said curve, thence in a northerly direction around a curve, 31.15 feet to a point on the southwesterly margin of Greene Drive, thence in a northwesterly direction along said margin of Greene Drive, 104.96 feet to a point; thence in a southwesterly direction 134.4 feet to a point; thence in a southeasterly direction 143.8 feet to a point, being the point of beginning.

Being the same property conveyed to William L. Jamison by deed from William L. Jamison, Stacey Price, Elizabeth A. Jamison and Michael W. Ferrell, Trustee dated September 20, 2005, of record in Instrument No. 20051004-0118899, Register's Office for Davidson County, Tennessee. Jamie Edna Jamison, wife of William L. Jamison, joins in this conveyance to convey any marital interest she may have in said property.

This is improved property known as 244 Graeme Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Proerty Taxes for 2006, a lien not yet due and payable.. Map 095-02-0, Parcel 42.00 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2006 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2331, page 22, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easments as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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 covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said s, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 24th day of February, 2006.

William L. Jamison

Jamie Edna Jamison

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William L. Jamison and Jamie Edna Jamsion** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of February, 2006.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $93,000.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of February, 2006.

Patricia M. Gwin

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008