This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 04/17/06 15:39 2 pgs
Fees:13.00 Taxes:558.70
20060417-0043583

ADDRESS NEW OWNER:

Ken A. Mitchell
4051 Marydale Drive
Nashville, TN 37207

SEND TAX BILL:

First Horizon Home Loan Corp.
P. O. Box 809
Memphis, TN 38101

MORTGAGEE:
First Horizon Home Loan Corporation
P. O. Box 809
Memphis, TN 38101

MAP AND PARCEL:
MAP 41-4
PARCEL 104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Beatrice Sadler, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Ken A. Mitchell** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 164 on the Plan of Dalemere, Section VII, as of record in Plat Book 3700, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Said Lot No. 164 fronts 153.07 feet on the easterly side of Marydale Drive, and extends back 415.35 feet on the southerly line and 410.80 feet on the northerly line, to a dead line in the rear, which is a broken line on which it measures 56.13 feet.
>
> Being the same property conveyed to Lester L. Sadler and wife, Beatrice Sadler, by deed from Robert W. Slate and wife, Ruth N. Slate, dated September 8, 1967, of record in Book 4170, page 762, Register's Office for Davidson County, Tennessee. The said Lester L. Sadler having since died leaving Beatrice Sadler as his surviving spouse..
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 4051 Marydale Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11 day of April, 2006.

Beatrice Sadler

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Beatrice Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 11 day of April, 2006.

Notary Public

JIM STEVENS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: March 22nd 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $151,000.00.

AFFIANT

Subscribed and sworn to before me
this 13 day of April, 2006

NOTARY PUBLIC

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires: 7/21/07

My Commission Expires
July 21, 2007