File No. 260401736

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Lorenzo A. S.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/11/06 14:01 2 pgs
Fees:13.00 Taxes:118.40
20060511-0055521

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lorenzo Acevado Silvestre | Lorenzo Acevado Silvestre | 71-14-069.00<br>71-14-068.00 |
| (NAME)<br>550 Harding Place Apt. A-3010 | (NAME)<br>Same | |
| (ADDRESS)<br>Nashville, TN 37211 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**COBIE D. SADLER, and Wife, SHIRLEY M. SADLER,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Lorenzo Acevado Silvestre,** married

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following two (2) tracts of land in the 12th, formerly the 17th, Civil District of Davidson County, and described according to a survey by John M. Sullivan, Surveyor, dated October 7, 1947, as follows:

Tract #1:
Beginning at a point in the northeasterly margin of Whites Creek Pike, 252.5 feet more or less, northwest from the margin of Willis Street, being the westerly corner of said Pike, of the tract that was quitclaimed from Thomas Caldwell and wife, to David Earps, et al., as of record in Book 2802, page 583, Register's Office; thence with Earp's line, North 6 deg. 49' East 143.6 feet; thence North 47 deg. 28' West 53.7 feet to a fence line between this land and the land of Perry Hooper, shown on said survey; thence along said fence South 13 deg. 46' West 134 feet, more or less, to the northeasterly margin of Whites Creek Pike; thence with the margin of said Pike, South 66 deg. 54' East 70 feet, more or less, to the point of beginning.

Tract #2:
Beginning on the northeasterly margin of the Whites Creek Pike at a point, North 63 deg. 55' West 187.5 feet West of the western margin of Willis Street; thence with the northeasterly margin of said Pike, North 66 deg. 54' West 65 feet; thence North 6 deg. 49' East 143.6 feet; thence North 74 deg. 23, West 53.7 feet to a fence; thence North 13 deg. 46' East 152.9 feet to a rock wall; thence South 86 deg. East 69.2 feet to a fence; thence South 1 deg. 33' West 120.2 feet; thence South 3 deg. 35' West 235.8 feet to the beginning.

Being the same property conveyed to Cobie D. Sadler and wife, Shirley M. Sadler by deed from Cristi Scott, Clerk and Master of record in Instrument number 20050726-0086570, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved X

This is improved property, known as 1207-09 Baptist World Center Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), HIS heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 5th day of May, 2006.

COBIE D. SADLER

SHIRLEY M. SADLER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named COBIE D. SADLER, and Wife, SHIRLEY M. SADLER the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of May, 2006.

Commission expires: 11-28-09

Notary Public

**File Number: 260401736**

**RETURN TO:**
Cumberland Title
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Mt. Juliet, TN 37122

