This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
James Sadler
170 Sheila Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 05/16/06 08:52 2 pgs
Fees:13.00 Taxes:503.20
20060516-0057092

MORTGAGEE:

MAP **162-2**
GROUP
PARCEL **234.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Joni Batson Moore, fka Joni Batson Raines and husband, Charles Randall Moore and Ronald W. Batson,** have this day bargained and sold, and do hereby transfer and convey unto **James Sadler and wife, Pamela Lee Sadler,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 265, on the Plan of Colewood Acres, Section 4, as shown on plat of record in Plat Book 4175, page 144, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said lot fronts 75 feet on the northwesterly side of Sheila Drive and extends back 147 feet on the northeasterly line and 154 feet on the northwesterly line to a dead line and measures 75.3 feet thereon.

Being the same property conveyed to Joni Batson by QuitClaim Deed from Jack Raines, Jr. of record in Book 8331, Page 313, dated March 4, 1990, Register's Office for Davidson County, Tennessee and Warranty Deed to Jack Raines, Jr. and wife, Joni Batson Raines and Ronald W. Batson and wife, Audrey B. Batson of record in Book 7339, Page 621, dated August 27, 1987, said Register's Office. Audrey Batson died on November 20, 1989.

Joni Batson Moore is one and the same as Joni Batson and Joni Batson Raines.

Charles Randall Moore, the spouse of Joni Batson Moore, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Joni Batson Moore.

This is improved property known as **170 Sheila Drive, Antioch, Tennessee 37013.**

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.

WE COVENANT with GRANTEES herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2006 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This

conveyance is further made subject to any and all matters shown on the plat of record at Plat Book , Page , and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS our hands this the 12th day of May, 2006.

Joni Batson Moore

Joni Batson Moore

Charles Randall Moore

Charles Randall Moore

Ronald W. Batson by Joni Batson Moore A-I-F

by Joni Batson Moore, as attorney-in-fact for Ronald W. Batson, as of record in Book X, Page ____, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF WILSON)

*20060516-0057091

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joni Batson Moore and husband Charles Randall Moore**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of May, 2006.

Barbara C. Parrish

NOTARY PUBLIC

My Commission Expires: 4-28-2008

BARBARA C. PARRISH NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joni Batson Moore**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained on behalf of, and as attorney-in-fact for, **Ronald W. Batson.**

WITNESS my hand and official seal at office this 12th day of May, 2006.

Barbara C. Parrish

NOTARY PUBLIC

My Commission Expires: 4/28/2008

BARBARA C. PARRISH NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $136,000.00.

Pamela Lee Sadler

AFFIANT

Subscribed and sworn to before me on this 12th day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 1/24/09

LINDA F. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN