Davidson County DEEDQC
Recvd: 05/17/06 16:05 2 pgs
Fees:12.00 Taxes:0.00
20060517-0058135

This transfer is exempt from the Tennessee Real Estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

Revocable Living Trust

This Instrument prepared by: Wade Montrief CPA, Attorney at Law, 325 Plus Park Blvd., Ste. 102, Nashville, TN 37217-1037

Owner Address	Send Tax Notice To:	Map/Parcel No.
	James L. Sadler	3D 76450
2713 Western Hills Drive	2713 Western Hills Drive	62-15-53
Nashville, TN 37214	Nashville, TN 37214	

New Owner Name: The Sadler Family Trust, dated Apr 25, **2006, James L. Sadler and Lillyan I Sadler, Trustors and/or Trustees**

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration not herein mentioned, receipt of which is hereby acknowledged, we, **JAMES L. SADLER and wife, LILLYAN I. SADLER,** have this day bargained and sold and by these presents do hereby bargain, sell, transfer, and convey unto **The Sadler Family Trust, dated** April 25, **2006, James L. Sadler and Lillyan I. Sadler, Trustors and/or Trustees,** its heirs and assigns, the following described tract of land, lying and being in Davidson County, State of Tennessee:

> Being Lot No. 143 on the Plan of Section III, Sutherland Heights, as of record in Book 2663, page 117, Register's Office for said County.
>
> Said lot fronts 100 feet on the east side of Western Hills Drive and runs back 259.7 feet on the north line and 277.1 feet on the south line to a dead line in the rear on which it measures 118.3 feet.
>
> Being the same property conveyed to James L. Sadler and wife, Lillyan I. Sadler, by deed dated April 15, 1964, and recorded in Book 3710, Page 483, in the Register's Office of Davidson County, Tennessee.
>
> SAID CONVEYANCE IS made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against

the above described property; Also subject to any state of facts which an accurate survey of said property would show.

To have and to hold the above described tract or parcel of land unto the grantees herein named, its heirs and assigns, in fee simple, forever. We covenant with the grantees herein named, its heirs and assigns, that we are lawfully seized and possessed of said land; that we have a good and lawful right to convey the same; that it is free and unencumbered except as herein set out; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and we bind our heirs, assigns, and representatives by the above covenants.

Witness our hands and signatures on this the 25th day of April, 2006.

James L Sadler
JAMES L. SADLER

Lillyan I Sadler
LILLYAN I. SADLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $0, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

AFFIANT AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said State and County, the within named bargainors, **JAMES L. SADLER and wife, LILLYAN I. SADLER**, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of office, on this the 25th day of April, 2006.

Notary Public
My Commission Expires:
(SEAL)

WINDA LINGERFELT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 20