This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

PICK-UP

ADDRESS NEW OWNER:
Jeffrey L. Hale
134 Timber Hills Road
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 07/24/06 10:01 2 pgs
Fees:13.00 Taxes:111.00
[redacted]
20060724-0088612

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 82-12
PARCEL 166.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Annie Sadler, a widow, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jeffrey L. Hale, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Annie Sadler retains a life estate

BEING Lot No. 26, on the Plan of Beasley's Subdivision of the Vaughn Tract, of record in Plan Book 2, Page 105, Chancery Court for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Erbie Sadler and wife, Annie Sadler by deed from Ester Donaldson of record in Book 4753, Page 809, Register's Office for Davidson County, Tennessee. The said Erbie Sadler having since died.

This is the same description as in previous deed of record.
This conveyance subject to Deed of Trust payable to MDHA, of record in INST: 20020528-0064506, said Register's Office, the Grantor retains responsibility for this loan.

This is improved property known as 401 Hart Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey L. Hale, his heirs and assigns, forever; and I, Annie L. Sadler, a widow do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind ourselves, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs 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.

RE-RECORD

Davidson County DEEDWARR
Recvd: 01/02/07 12:55 2 pgs
Fees:12.00 Taxes:0.00
20070102-0000479

Witness my hand this the 14th day of July, 2006.

Annie Sadler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Annie Sadler, a widow the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of July, 2006.

NOTARY PUBLIC

HAROLD REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5-22-10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 30,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of July, 2006.

NOTARY PUBLIC
My Commission Expires: 5-22-10

HAROLD REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY