WARRANTY DEED

G-WF-06-229

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,900.00

Rosa P. Alvarez
Affiant

Subscribed and sworn to before me, this 26th DAY OF January, 2007.

Notary Public

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

MY COMMISSION EXPIRES: 3-8-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosa P. Alvarez	Wells Fargo Bank, N.A.	
229 Cross Timbers Drive (ADDRESS)	(NAME) P.O. Box 5137 (ADDRESS)	142-2-214.00
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-5137 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE ESTATE OF MARY ELIZABETH SADLER
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROSA P. ALVAREZ AND HUSBAND, JOHN A. ADAMS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 239, RESUBDIVISION OF LOTS 238 AND 239, PLAN OF CROSS TIMBERS, SECTION FIVE, as shown on plat of record in Plat Book 4715, Page 79, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Final Decree of Divorce from Henry Grant Sadler to Mary Elizabeth Sadler as recorded on the 4th day of December, 1996 in Book 10280, Page 897 and Warranty Deed from Robert N. Gambill and Robert Hendley, d/b/a Hendley and Gambill to Henry G. Sadler and wife, Mary E. Sadler as recorded on the 3rd day of March, 1971 in Book 4483, Page 671, in the Register's Office of Davidson County, Tennessee. Said Michael Grant Sadler and Steve Allison Sadler, as Co- Personal Representatives of the Estate of Mary Elizabeth Sadler has the full power to sale and convey subject property without joinder of any beneficiary as set out in Docket Number 06P1392, Probate Court for Davidson Count, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 4715, page 79; and Book 4408, page 761, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 229 Cross Timbers Drive, Nashville, Tennessee 37221
(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), their 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), their 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.

Davidson County DEEDWARR
Recvd: 02/06/07 15:21 2 pgs
Fees:13.00 Taxes:861.73

20070206-0015723

Witness my/our hand(s) this 26th day of January, 2007.

The Estate of Mary Elizabeth Sadler:

Michael Grant Sadler, Co-Personal Representative

Steve Allison Sadler, Co- Personal Representative

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of January, 2007, before me personally appeared Michael Grant Sadler and Steve Allison Sadler Co- Personal Representatives of the The Estate of Mary Elizabeth Sadler , to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th day of January, 2007.

Notary Public

My Commission Expires:

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903