Davidson County DEEDQC
Recvd: 06/04/07 12:47 3 pgs
Fees:17.00 Taxes:0.00

20070604-0066081

This Instrument Was Prepared By:
Edwin S. Pyle
2525 West End Avenue, Suite 1500
Nashville, TN 37203

STATE OF TENNESSEE)
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THIS TRANSFER IS EXEMPT FROM THE RECORDATION TAX UNDER TCA SECTION 67-4-409(a)(3)(B).

Affiant

Sub

Not

sion Expires: _____

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Cherie Sadler **C/O William H. Farmer, Esq.** **333 Union Street, Suite 300** **Nashville, TN 37203**	**SAME**	**042-12-0-066.00**

KNOW ALL MEN BY THESE PRESENTS, that **Ann Kimberly Sadler**, the "Grantor", for and in consideration of TEN DOLLARS ($10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, bargains, sells, quitclaims and conveys unto **Cherie Sadler**, the "Grantee", all of her right, title, and interest in and to the real estate located in Davidson County, Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference. This conveyance is made by Grantor in consideration of and in exchange for Grantee's simultaneous conveyance to Grantor of all of Grantee's interest in certain other Davidson County, Tennessee real property pursuant to the agreement of Grantor and Grantee in settlement of their interests as all of the children and joint residuary beneficiaries under the Will of Maxine G. Sadler, whose estate is being administered in Davidson County, Tennessee, Case Number 06P-836. This conveyance is subject to all matters of record and 2007 property taxes, which are assumed by Grantee.

This is improved property known as 435 Old Hickory Blvd., Madison, TN 37115-3951.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 31 day of May, 2007.

ANN KIMBERLY SADLER

RESIDENCE - 45309091.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Ann Kimberly Sadler**, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 31st day of May, 2007.

Shirley J. Cox
Notary Public

My Commission Expires:
5/24/2008

SHIRLEY J. COX
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 17th, formerly the 19th Civil District of Davidson County, Tennessee, being the north part of Lot No. 8 in the division of the lands of Edmond Goodrich, as of record in Book "G", page 413, County Court of Davidson County, Tennessee, described according to a survey of H. Gee, Surveyor, dated March 15, 1958, as follows:

Beginning at an iron pin in the southeast corner of the intersection of Halls Lane (Old Hickory Boulevard) and Donna Drive; thence in an easterly direction with the southerly margin of said Halls Lane around a curve having a radius of 5705 feet, a distance of 119.82 feet to a point; thence continuing with the margin of said Lane south 87 degrees, 48' east a distance of 167.33 feet to a point; thence south 3 degrees, 11' west along an old fence line a distance of 216.90 feet to an iron pin; thence north 87 degrees 47' west a distance of 287.1 feet to an iron pin in the easterly margin of Donna Drive; thence north 3 degrees, 11' east with the easterly margin of Donna Drive, a distance of 215.66 feet to the beginning.

This the same description used in the last deed of record.

Being the same property conveyed to Harry H. Sadler and wife, Maxine G. Sadler, by deed of record in Book 3308, Page 397, in the Register's Office for Davidson County, Tennessee. The said property passed at the death of Harry H. Sadler to his widow, Maxine G. Sadler, who is now deceased.