WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

Subscribed and sworn to before me, this 24th day of August, 2007

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/27/07 10:42 2 pgs
Fees:13.00 Taxes:1184.00

20070827-0102290

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malcolm F. Sadler	New Owner	171-03-O-B
(NAME)	(NAME)	(MAP)
641 Old Hickory Blvd. #47		137.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Kyle W. Jennings and wife, Renee T. Jennings, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Malcolm F. Sadler and wife Joyce S. Sadler, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Lot 53, Unit No. 47 of Townhomes of Fredericksburg, a Horizontal Property Regime located on Old Hickory Blvd., in Brentwood, TN, together with Easements as shown on the plat of Phase One, Section Three, Townhomes of Fredericksburg, recorded in Plat Book 9700, page 354, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 10126, page 435, Book 10224, page 683, Book 10628, page 517, Book 10895, page 778, Instrument No. 20000726-0073752, Instrument No. 20050705-0076596 and Instrument No. 20000718-0070558, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 10126, page 435, Book 10224, page 683, Book 10628, page 517, Book 10895, page 778, Instrument No. 20000726-0073752, Instrument No. 20050705-0076596 and Instrument No. 20000718-0070558, said Register's Office, and By-Laws recorded in Book 10126, page 486, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Kyle W. Jennings and wife, Renee T. Jennings, by deed from Philip A. Wenk and wife, Brenda W. Wenk, dated September 26, 2003, of record in Instrument No. 20030930-0143983, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 641 Old Hickory Blvd. #47, Brentwood, Tennessee 37027

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; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 24th day of August, 2007.

Kyle W. Jennings

Renee T. Jennings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kyle W. Jennings; Renee T. Jennings with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 24th day of August, 2007.

Notary Public

My Commission Expires: 1/14/09

