Davidson County DEEDWARR
Recvd: 01/18/08 09:14 2 pgs
Fees:13.00 Taxes:688.20

20080118-0005771

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$186,000.00** Cheryl Mote
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|15th DAY OF January, 2008. Lynda L. King
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 2-21-2011
| (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY LYNDA L. KING

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. & Shanna L. Sharpe 2007 Hickory Hill Lane Hermitage, TN 37076	Same	Map 85.04 Parcel 19

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Douglas H. Sadler, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James Dawson Sharpe and wife, Shanna L. Sharpe

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 50 ON THE PLAN OF STONES RIVER ESTATES SECTION 1 OF RECORD IN PLAT BOOK 2900, PAGE 139, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS H. SADLER, MARRIED BY DEED FROM FLOYD R. FESSLER, UNMARRIED, DATED JULY 27, 1998, AND OF RECORD IN BOOK 11053, PAGE 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 2900, Page 139, Register's Office for Davidson County, Tennessee.
2) 2008 taxes and subsequent years.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2007 Hickory Hill Lane, Hermitage, TN 37076**
(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 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 our hand(s) this 15 day of January, 2008.

Douglas H. Sadler

Sheryl B. Sadler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Douglas H. Sadler and wife, Sheryl B. Sadler with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2008.

Donna C. Pioxle
NOTARY PUBLIC

My Commission Expires: 1-26-2008

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXPIRES: JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076