RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DEANIE L. GREGORY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 168,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF March , 2008
Notary Public
MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title Co., 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Ensley Bayless (NAME)	**Same as new owner** (NAME)	MAP & PARCEL
105 Head Drive (ADDRESS)	(ADDRESS)	04214008800
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James R. Sadler and wife, Betty S. Sadler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Ensley Bayless

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:

Being Land in Davidson County, Tennessee, being in the the 11th Civil District of Davidson County, Tennessee and being part of a tract marked " for Future Development" on the Plan of Head's Addition as of record in Book 1835, Page 100, Register's Office for Davidson County, Tennessee and described according to a survey by John Kohl and Company, dated March 8, 1985 as follows:
Beginning at a point in easterly margin of Head Drive, as widened by a conveyance to State of Tennessee, Department of Highways recorded in Book 4029, Page 705, said point being 2 deg. 45' West 266.8 feet from the south margin of Old Hickory Boulevard, as shown on the above referred plan, being the northeast corner of the property conveyed to the State of Tennessee by deed in Book 4029, Page 705 to widen Head Drive; thence with the margin of said Drive, as widened, South 2 deg; 45' West 125 feet to the Northwest corner of the propery conveyed to William Hershell Moore and wife, in Book 2105, Page 605, Register's Office for Davidson County, Tennessee; thence with Moore's North line South 87 deg. 15' East 140 feet to a point in the West line of Lot 4 Head's Addition; thence with the West line of Lots 3 and 4, North 2 deg. 45' East 125 feet to a point; thence North 87 deg. 15' West 140 feet to the point of beginning.
Being the same property conveyed to James R. Sadler and wife, Betty S. Sadler by Warranty Deed from Timothy J. Holt and wife, Tracye L. Holt recorded in Book 11129, Page 479, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS ALSO SUBJECT TO the Plan of Head's Addition of record in Book 1835, Page 100, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and setback lines, if any , as may be set forth thereon. Subject to the Right of Way of Head Drive.

unimproved ( )
This is improved (X) property, known as 105 Head Drive, Madison, TN 37115
(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 26th day of March 2008

James R. Sadler
James R. Sadler

Betty S. Sadler
Betty S. Sadler

Davidson County DEEDWARR
Recvd: 04/02/08 12:48 2 pgs
Fees:13.00 Taxes:621.60
20080402-0033088

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Sadler and wife, Betty S. Sadler

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 26th day of March, 2008.

Commission expires March 20, 2010.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public