

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF December, 2008.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-9-2012
(AFFIX SEAL)

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
David & Christy Christian 2266 New Hope Rd. Hendersonville, TN 37075	New Owner	Map 53.03 Parcel 316

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

David Christian and wife, Christy Christian

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:

See Attached Exhibit "A" Legal Description

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 1835, Page 3, Register's Office for Davidson County, Tennessee.
2) Property is subject to easement for poles and wires to Cumberland Telephone in Book 662, Page 743, said Register's Office.
3) Property is subject to easement for Chartered right-of-way to The Tennessee Central Railroad.
4) 2009 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1604 & 1606 Debow Street, Old Hickory, TN 37138**
(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 my hand(s) this 22nd day of December, 2008.

Douglas H. Sadler

Davidson County DEEDWARR
Recvd: 12/29/08 14:53 3 pgs
Fees:18.00 Taxes:270.10

20081229-0123028

STATE OF ~~Tennessee~~ South Carolina
COUNTY OF ~~Davidson~~ Kershaw

Personally appeared before me, Douglas H. Sadler, married, 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 22nd day of December, 2008.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires May 26, 2018

NOTARY PUBLIC SOUTH CAROLINA

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

EXHIBIT "A" - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 229 on the Re-subdivision of part of Section "C" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in Book 1835, Page 3, Register's Office for said County.
SAID Lot No. 229 is,described as follows:

BEGINNING on the westerly side of DeBow Street at the corner of Lots Nos. 228 and 229; thence with the line between said lots westwardly 66.1 feet to the easterly line of Lot No. 237; thence with the line between Lots Nos. 229 and 237 southwardly 81.3 feet to the northeast margin of Tennessee Central Railroad right-of-way; thence with said right-of-way southeastwardly 43.4 feet; thence northeastwardly 44.2 feet to the west margin of DeBow Street; thence with said Street northwardly 82.5 feet to the beginning.

INCLUDED in the above description, but expressly excluded therefrom is the following described property conveyed by William L. Newberry and wife, Mildred M. Newberry to State of Tennessee by deed of record in Book 4992, Page 991, Register Office for Davidson County, Tennessee:

BEING a part of Lot 229 on the Plan of Village of Old Hickory Blvd., Section "C", resubdivision of record in Book 1835, Page 3, and being more particularly described as follows: Beginning at the point of intersection of the west margin of Debow Street and the northeast margin of Old Hickory Boulevard (State Route 45), thence along the said northeast margin northwestwardly 56 feet more or less to a point, thence northwardly 11 feet more or less to a point, thence along a curve right being at all points 37.5 feet left to the center of Old Hickory Blvd. southeastwardly 27 feet more or less to a point, thence along a curve left having a radius of 27.5 feet northeastwardly for 63.5 feet to a point in the west margin of Debow Street, thence along the said west margin the following calls: South 0° 28' West 25 feet more or less to a point, thence South 38° 18' West 42 feet more or less to the point of beginning and containing 969 square feet.

Being the same property conveyed to Douglas H. Sadler, married, by Deed from Scott James Johnson and wife, Diana Marie Johnson, dated October 29, 2001, and of record in Instrument Number 20011103-0120645, Register's Office for Davidson County, Tennessee.

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