03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Rachelle Caudell
Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Subscribed and sworn to before me this 19th day of December, 2008.

Diane K. Mann
Notary Public
My commission expires: 02/22/09

03-0812-35731

Address of New Owner:	Send Tax Bills to:	Tax-Information
James W. Ayers 412 E Thompson Lane Nashville, TN 37211	New Owner	119-01-0-097

Davidson County DEEDWARR
Recvd: 01/06/09 14:39 2 pgs
Fees:13.00 Taxes:111.00
20090106-0001366

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Daniels, Trustee of The 2205 Sadler Trust UAD 8/16/08** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **James W. Ayers**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being part of Lots 41 and 42, on the Plan of G. P. Rose's Property, of record in Book 547, Page 74, Register's Office for said County and being more particularly described as follows:

Beginning at a point in the westerly margin of Sadler Street at the common corner of Lots 40 and 41; thence with the line between said Lots, westerly 138.26 feet which is 50 feet east of the center line of N. C. & St. L. Railroad right-of-way; thence northerly parallel to and 50 feet easterly from center line of said right-of-way 99.57 feet to a point; thence easterly 109.8 feet to a point in the westerly margin of Sadler Street; thence with the margin of the same, southerly 99.5 feet to the beginning.

Being the same property conveyed to Robert W. Shinault and wife, Angela L. Shinault, by Ira N. Baggett, unmarried, dated 10-31-97, recorded 11-11-97, in Book 10680, Page 895, Register's Office for Davidson County, Tennessee.

Being further conveyed to Robert Daniels, Trustee of The 2205 Sadler Trust UAD 8/16/08, by deed from Robert W. Shinault and wife, Angela L. Shinault, off record in Instrument No. 20090106-0001365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2205 Sadler Avenue, Nashville, TN 37210

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 16th day of December, 2008.

Robert Daniels, Trustee of The 2205 Sadler Trust UAD 8/16/2008

By: _____ TRUSTEE
Robert Daniels
its Trustee

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Daniels, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The 2205 Sadler Trust UAD 8/16/2008, the within named bargainor, and that he is authorized by the same to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 16th day of December, 2008.

_____
Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09