THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 505
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP-PARCEL NOS:**
Donald R. Sauder, Trustee Faye A. Sauder, Trustee 2059 Timberwood Drive Nashville, TN 37215	Same	Map: 144 Parcel: 19.1

BILL GARRETT, Davidson County
Trans:T20100017782 DEEDWARR
Recvd: 03/26/10 12:25 2 pgs
Fees:12.00 Taxes:0.00
20100326-0022687

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Faye A. Sauder f/k/a Faye A. Badger,** hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donald R. Sauder, Trustee** and **Faye A. Sauder, Trustee** of the **Donald R. Sauder and Faye A. Sauder Revocable Living Trust**, hereinafter referred to as Grantee, its successors and assigns, her interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 13-A on the Plan of Forrest Hills Community subdivision, as of record in Book 3600, page 81, Register's Office for said County.

Said Lot No. 13-A fronts 207 feet on the easterly side of Timberwood Drive, as measured around a slight curve, and extends back 436 feet on the northerly line and 430 feet on the southerly line, to a dead line in the rear on which it measures 207 feet.

Being the same property conveyed to John N. Badger and wife, Faye A. Badger, by deed from J. Guill McClelland and wife, of record in Book 3990, page 194, Register's Office for Davidson County, Tennessee. The said John N. Badger subsequently conveyed his entire interest in said property to Faye A. Badger by deed of record in Book 4757, pages 748-749, said Register's Office.

This is improved property known as 2059 Timberwood Drive, Nashville, TN 37215.

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantor further covenants and binds herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

Donald R. Sauder, husband of Grantor, joins in this deed to convey any and all marital interest he may have in the subject property.

WITNESS our hands this 13th day of November 2009.

Faye A. Sauder

Faye A. Sauder
f/k/a Faye A. Badger

Donald R. Sauder

Donald R. Sauder

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 **Faye A. Sauder f/k/a Faye A. Badger and Donald R. Sauder**, the within named bargainors, 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 Nashville, Tennessee, this 13th day of Nov, 2006.

NOTARY PUBLIC

My Commission Expires: 9-8-2013

CHRISTINA S. HOPE STATE NOTARY PUBLIC TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.