BILL GARRETT, Davidson County
Trans:T20100077450 DEEDWARR
Recvd: 12/08/10 14:18 5 pgs
Fees:27.00 Taxes:0.00
20101208-0097815

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $185,000.00
STATE OF TENNESSEE TAX EXEMPT.

AFFIANT

Subscribed to and sworn before me this 3RD day of December, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES: 9-19-12 (NOTARY SEAL)

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
STATE OF TENNESSEE 22nd Floor Tennessee Tower 312 8th Avenue North Nashville, Tennessee 37243-0299	TAX EXEMPT	07500014200

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF $185,000.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SADLER HOMES, INC., A TENNESSEE CORPORATION** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **STATE OF TENNESSEE,** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

TRANSACTION NUMBER 09-01-006

LEGAL DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "A".

SURVEY DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "B".

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	( ) IMPROVED (X) UNIMPROVED	Property known as: TULIP GROVE ROAD HERMITAGE, TENNESSEE 37076

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 201(

WITNESS, this 3rd day of December, 2010

SADLER HOMES, INC

BY: Henry Frank Sadler President
Henry Frank Sadler, President

BY: Rhonda K. Sadler Sec/Treas
Rhonda K. Sadler, Secretary/Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of December, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Henry Frank Sadler and Rhonda K. Sadler with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath is acknowledged to be the President and Secretary/Treasurer of **SADLER HOMES, INC.**, the within named bargainor, a corporation, and that as such President and Secretary/Treasurer being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Henry Frank Sadler and Rhonda K. Sadler as such.

Witness my hand and official seal on this the 3rd day of December, 2010.

Joyce Jordan
Notary Public

Commission Expires: 9-19-12

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.

LTSR Number:

GTE File: 2010

EXHIBIT "A"

TRANSACTION NO. 09-01-006

BEING A PARCEL OF LAND IN THE SECOND CIVIL DISTRICT OF HERMITAGE, DAVIDSON COUNTY, TENNESSEE BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF TULIP GROVE ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN AND BEING THE SOUTHWEST CORNER OF THE REBECCA L. WOLFE PROPERTY, AS OF RECORD IN INSTRUMENT NO. 200501270010143-R.O.D.C.,TN, SAID IRON PIN HAVING TENNESSEE STATE PLANE COORDINATES OF NORTH-678,075.92; EAST-1,794,187.95;

THENCE, A COMMON LINE WITH THE REBECCA L. WOLFE PROPERTY, AS OF RECORD IN INSTRUMENT NO. 200501270010143-R.O.D.C.,TN, SOUTH 78 DEGREES 51 MINUTES 49 SECONDS EAST, 373.93 FEET TO AN EXISTING IRON PIN;

THENCE, SOUTH 78 DEGREES 27 MINUTES 19 SECONDS EAST, 624.42 FEET TO AN EXISTING IRON PIN;

THENCE, A COMMON LINE WITH THE PAUL CLARK PROPERTY, AS OF RECORD IN DEED BOOK 4883, PAGE 299-R.O.D.C.,TN, SOUTH 76 DEGREES 28 MINUTES 55 SECONDS EAST, 153.39 FEET TO AN EXISTING IRON PIN, SAID IRON PIN HAVING TENNESSEE STATE PLANE COORDINATES OF NORTH-677,842.87, EAST-1,795,315.75;

THENCE, A COMMON LINE WITH THE MICHAEL RAY TERRELL, ET UX PROPERTY, AS OF RECORD IN DEED BOOK 7036, PAGE 370-R.O.D.C.,TN, SOUTH 06 DEGREES 56 MINUTES 51 SECONDS WEST, 360.59 FEET TO AN EXISTING IRON PIN;

THENCE, A COMMON LINE WITH THE ARNOLD A. AND ALICE FAYE COLE PROPERTY, AS OF RECORD IN DEED BOOK 9540, PAGE 153-R.O.D.C.,TN, NORTH 77 DEGREES 51 MINUTES 21 SECONDS WEST, 369.19 FEET TO AN EXISTING IRON PIN;

THENCE, A COMMON LINE WITH THE COLES RETREAT SUBDIVISION, AS OF RECORD IN INSTRUMENT NO. 200211200144463-R.O.D.C.,TN, NORTH 77 DEGREES 58 MINUTES 13 SECONDS WEST, 249.93 FEET TO AN EXISTING IRON PIN;

THENCE, A COMMON LINE WITH THE SUNSET OAKS SECTION 4 SUBDIVISION, AS OF RECORD IN PLAT BOOK 9700, PAGE 569-R.O.D.C.,TN, NORTH 78 DEGREES 39 MINUTES 57 SECONDS WEST, 683.07 FEET TO AN EXISTING IRON PIN IN THE EASTERLY MARGIN OF TULIP GROVE ROAD;

THENCE, WITH THE EASTERLY MARGIN OF TULIP GROVE ROAD NORTH 33 DEGREES 24 MINUTES 04 SECONDS EAST, 167.59 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 14 DEGREES 57 MINUTES 03 SECONDS, A RADIUS OF 301.75 FEET, A LENGTH OF 78.74 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 25 DEGREES 55 MINUTES 32 SECONDS EAST, 78.52 FEET;

THENCE, A COMMON LINE WITH THE REBECCA L. WOLFE PROPERTY, AS OF RECORD IN INSTRUMENT NO. 200501270010143-R.O.D.C.,TN, NORTH 28 DEGREES 55 MINUTES 11 SECONDS EAST, 133.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 439,773 SQUARE FEET OR 10.09 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO SADLER HOMES, INC., A TENNESSEE CORPORATION, BY DEED OF RECORD IN INSTRUMENT NO. 20031024-0157153, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Prepared By:
Thornton & Associates, Inc.
Land Surveying
1205 S. Graycroft Avenue
Madison, Tennessee 37115
Transaction No. 09-01-006
T&A Project No. 10-1433

EXHIBIT "B"

Transaction Number 09-01-006

