WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF Feb 2000

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10-14-2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DANIEL PATRICK NIZNIK
SUMNER COUNTY, TENNESSEE

Instr:200003070022919 Page: 1 OF 2
REC'D FOR REC 03/07/2000 9:01:27AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $222.00

THIS INSTRUMENT WAS PREPARED BY

Daniel P. Niznik,Atty,170 Cude Lane,Madison,Tn. 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Montana		094-02
(NAME)	(NAME)	
1707 Eastside Ave.		060
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**SAME**	
(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, **Justin Duane Sage, and wife, Tressa Lynn Sage**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex Montana, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of the United Electric Railway Company's Subdivision, as of record in Book 161, page 8, Register's Office for said County.

Said Lot No. 126 fronts 50 feet on the northerly side of Eastside Ave. formerly Ashworth Ave. and runs back betwwen parallel lines, 161 feet to an alley.

Being the same property conveyed to justin Duane Sage, and wife, Tressa Lynn Sage, of record in Book 9707, page 934, Register's Office of Davidson County, Tennessee.

Subject to lein with Conseco Finance

unimproved ( )
This is improved (XX) property, known as 1707 Eastside Avenue,Nashville,Tn. 37206
(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 _____ hand _____ this 25th day of Feb 2000

Justin Duane Sage

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 JUSTIN DUANE SAC

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that WE executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, _____, Tennessee, this 25th day of _____, 19 2002.

Commission expires _____

_____
Notary Public

DANIEL PATRICK NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires 10-14-2003

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 _____ 19_____ .

My commission expires _____

_____
Notary Public