Davidson County DEEDWARR
Recvd: 09/06/00 12:54 1pgs
Fees:11.00 Taxes:612.35

20000906-0088064

WARRANTY DEED

SAGEN-H00234

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/23/2003
(AFFIX SEAL)

BUCKY BOTTLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
3401 West End Avenue, Suite 192W
Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Krista R. Sagen, unmarried	Bank of America	117-07-F-015
(NAME)	(NAME)	
3451 Golf Club Lane	9000 Southside Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	jacksonville, FL 32266-0771	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

My Commission Expires MAR 23, 2003

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHRISTOPHER R. MADDUX AND WIFE, MARY ASHLEY HOLLIS N/K/A MADDUX, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KRISTA R. SAGEN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 15, together with the appurtenant interest in the common elements of Brighton Court Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 6629, page 532, amended in Book 6912, page 163 and Book 10364, page 141, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Christopher R. Maddux and Mary Ashley Hollis n/k/a Mary Ashley Hollis Maddux by Quitclaim Deed from Christopher Raymond Maddux of record in Book 11100, page 558, and Being the same property conveyed to Christopher Raymond Maddux by Deed from Kian Monica Kaz of record in Book 10512, page 679, said Register's Office.

This is improved (X) property, known as 3451 Golf Club Lane, Nashville, Tennessee 37215
unimproved ( )
(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/our hand(s) this 31st day of August, 2000.

Christopher R. Maddux

Mary Ashley Hollis Maddux

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Christopher R. Maddux and wife, Mary Ashley Hollis, the bargainor (s), with whom I am personally acquainted, or 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 and official seal at Nashville, Tennessee, this 31st day of August, 2000.

My Commission Expires: 6-30-04

Notary Public

STACY R. NOTARY PUBLIC AT LARGE SUMNER COUNTY