File #200450080

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,900.00.

Beverly A Lyons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2004.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly A. Lyons	Owner	Map 51-15-A-0
(NAME) 420 Walton Lane G-33	(NAME) 420 Walton Lane, G-33	Parcel033.00
(ADDRESS) Madison TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **CHRISTINE SAGER, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **BEVERLY A. LYONS, UNMARRIED,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows to wit:

Being Unit No. G33 as shown on the Plat of Quail Creek of record in Book 6328, Pages 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, Page 44, et seq., said Register's Office.

Being the same property conveyed to Christene Sager by Warranty Deed dated April 11, 1985 of record in Book 6532, Page 764, Register's Office for Davidson County, Tennessee.

Christene Sager, Christine T. Sager, and Christine Sager being one in the same person.

This conveyance is subject to the following: Master Deed of record in Book 6328, Page 44; By-Laws of record in Book 6328, Page 74; Charter of Quail Creek Homeowners' Association of record in Book 6340, Page 410, any and all matters shown on plat of record in Plat Book 6328, Pages 89-93; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 420 Walton Lane G-33, Madison, TN 37115
(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 GRANTEE, her heirs and assigns forever; and Grantors covenant with the said GRANTEE that she is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Davidson County DEEDWARR
Recvd: 03/30/04 14:31 2pgs
Fees:13.00 Taxes:206.83
20040330-0035653

Witness our hands this 26th day of March, 2004.

Christine Sager

Christine Sager

By:

Mark T. Sager

Mark T. Sager, Attorney In Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 26th day of March, 2004, before me personally appeared Mark T. Sager, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Christine Sager and is authorized by him/her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. ~~20040330-0035652~~ 20040330-0035652 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 26th day of March, 2004.

Linda V. Jones

Notary Public

My Commission Expires: 4-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076