THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan, Esq.
121 First Avenue, South, Suite 200
Franklin, TN 37064

RETURN TO:

Watauga Title of Rutherford Co., LLC
151 Heritage Park Drive, Suite 403
Murfreesboro, TN 37129

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00.

Carol A. Livingston
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of October, 2004.

Stacie A. Thomas
Notary Public
My Commission Expires: 1-5-05

STACIE A. THOMAS Notary Public At Large RUTHERFORD COUNTY, TN

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
James P. Earle, III
3451 Golf Club Lane
Nashville, Tennessee 37215

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
117-07-F-15.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTA R. SAGEN, unmarried,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **JAMES P. EARLE, III, unmarried,** hereinafter referred to as Grantee(s), his/her/their 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, 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 KRISTA R. SAGEN, unmarried by Warranty Deed from CHRISTOPHER R. MADDUX and wife, MARY ASHLEY HOLLIS n/k/a MADDUX of record as Instrument No. 20000906-0088064, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **3451 Golf Club Lane, Nashville, TN 37215.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 hand this 21 day of October, 2004.

Krista R. Sagen
KRISTA R. SAGEN

Davidson County DEEDWARR
Recvd: 10/26/04 14:52 2pgs
Fees:13.00 Taxes:865.80

20041026-0128817

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **KRISTA R. SAGEN**, with whom I am personally acquainted (or who 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 this 21 day of October, 2004.

Notary Public H. Anthony Duncan

My Commission Expires: 1/1/06

