This instrument prepared by:
Julie Coone, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 08/26/05 13:38 3 pgs
Fees:18.00 Taxes:166.13
20050826-0102467

File No.: **2120-930379**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fifteenth day of August, 2005**, by and between **Randall A. Vance**, parties of the first part, and **Janie Marie Lang, a single woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

BEING UNIT NO. I-42 AS SHOWN ON THE PLAT OF QUAIL CREEK CONDOMINIUM, OF RECORD IN BOOK 6328, PAGES 89-90, 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 Randall A. Vance, by Warranty Deed from Quail Creek, Inc., a Tennessee Corporation, dated November 30, 1984, recorded December 4, 1984 of record in Book 6439, page 236, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **051 15 OA 042.00**
X Improved OR
Unimproved property located at: **420 Walton Lane I42, Madison, Tennessee 37115**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Randall A. Vance

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Randall A. Vance** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this **Fifteenth day of August, 2005.**

Notary Public

My Commission Expires 10/19/06

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

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Owner's Name: **Janie Marie Lang**

and Address: **420 Walton Lane I42**
Madison, TN 37115

Mail tax bills to, (Person or Agency responsible for payment of taxes)
same

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$44,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Fifteenth day of August, 2005.**

Notary Public

My Commission Expires: 9/11/06

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.