Davidson County DEEDWARR
Recvd: 09/18/07 09:56 2 pgs
Fees:13.00 Taxes:523.55
20070918-0111558

RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

WARRANTY DEED

KIEL BOSCHELE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2007.

NOTARY PUBLIC

My commission expires: My Commission Expires: December 12, 2010

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES W. LYONS et ux 1204 San Destin Trace Madison, Tennessee 37115	Same as new owner	MAP 052.08-0-A-222.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY ONE THOUSAND FIVE HUNDRED AND NO/100 ($141,500.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **BILLY GIFFORD,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **JAMES W. LYONS and wife, SHARON LYONS,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Heron Walk, Phase 1, Section 3, of record in Plat Book 9700, page 551, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to Billy Gifford by Substitute Trustee's Deed dated May 24, 2007 from Mortgage Electronic Registeration Systems, Inc., of record in Instrument No. 20070606-0067507, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters shown on plat of record in Plat Book 9700, page 551, to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known and designated as 1204 San Destin Trace, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2007 property taxes, which taxes have been prorated between the parties and are not yet due or payable, but which will be the responsibility of the Grantees.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 27th day of August, 2007.

BILLY GIFFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, **Billy D. Gifford,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of August, 2007.

Notary Public

My commission expires: My Commission Expires: December 12, 2010

KIEL BOSCHELE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

JW 7/8r