Davidson County DEEDWARR
Recvd: 07/03/08 08:35 2 pg
Fees:13.00 Taxes:215.34

20080703-0068741

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,200.00

Christina A Lyon
Affiant

Subscribed and sworn to before me, this 1st DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRE-08-555

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina A. Lyon	WELLS FARGO BANK, N.A.	
1326 Loann Ave.	(NAME) 8480 STAGECOACH CIRCLE	
(ADDRESS) Kingston Springs, TN 37082	(ADDRESS) FREDERICK, MD 21701	43-10-B-80.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LOTUS INCORPORATED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTINA A. LYON, 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 D-80, MADISON PARK, A CONDOMINIUM, AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5462, PAGE 614, CORRECTED IN BOOK 5608, PAGE 551, AND AMENDED IN BOOK 8014, PAGE 416 AND BOOK 10895, PAGE 319, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LOTUS, INC. BY WARRANTY DEED FROM FREDERICK PRICE FRAZIER RECORDED JANUARY 29, 2002 IN INSTRUMENT NO. 20020129-0012404, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 5462, PAGE 614; BOOK 5608, PAGE 551; BOOK 8014, PAGE 416; AND BOOK 10895, PAGE 319, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 555 North Dupont Avenue #D80, Madison, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 1st day of July, 2008.

Lotus Incorporated

BY: Frances Almany
Frances Almany. authorized agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of July, 2008, before me personally appeared Frances Almany, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized agent of Lotus Inc., the within named bargainor, a corporation, and that she as such Authorized agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of July, 2008.

Laura Mitchell
Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903