Prepared By & Return To:
Tennessee Title Services, LL
8005 Church St E., Suite 216
Brentwood, TN 37027
File # 09-0194

STATE OF TENNESSEE
CCOUNTY OF Rutherford

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF April 2009.

Notary Public

Commission Expiration: 1-19-10

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jason D. Lyons	Regions Bank d/b/a Regions Mortgage	182-06-A 052.00CO
7834 Rainey Drive	2050 Parkway Office Circle	
Antioch, TN 37013	Birmingham, AL 35244	

WARRANTY DEED

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, WE,

Crystal A. Priest, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason D. Lyons, unmarried

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 52, on the Final Plat of Section One, Old Hickory Hills, of record in Instrument 200110230115382, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Crystal A. Priest, an unmarried person by deed from Kelli D. Patterson, an unmarried person and Robin M. Allen, an unmarried person of record in Instrument No. 200608010093226, said Register's Office, dated July 28, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 7834 Rainey Drive Antioch, TN 37013

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090028414 DEEDWARR
Recvd: 04/30/09 11:45 2 pgs
Fees:13.00 Taxes:416.25
20090430-0039329

Crystal A. Priest

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Crystal A. Priest with whom I am personally acquainted (or 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 and official seal at Brentwood, Tennessee this 22nd day of April, 2009.

Notary Public

Commission Expiration 3/19/2013

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY