WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN G. FREEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp.08/27/2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodrick A. Montgomery (NAME)	SAME (NAME)	MAP 171-07
5308 Old Village Road (ADDRESS)	(ADDRESS)	PARCEL 49
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Kim Daniels, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodrick A. Montgomery and Sheila R. Montgomery

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. 31 on the Plan of Cloverland Acres, Section 4, of record in Bok 4660, page 45, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kim Daniels by Quitclaim Deed from Sally Anne Shearon of record in Book 10878, page 379, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4660, page 45, said Register's Office; and (c) restrictive covenants of record in Book 4720, page 355, said Register's Office.

Ben Caillouette executed this instrument on behalf of Kim Daniels pursuant to a Power of Attorney of record in Book 11095, page 311, Register's Office for Davidson County, Tennessee.

This has never been the marital residence of the grantor herein.

unimproved ( )
This is improved (X) property, known as 5729 Cloverwood Drive, Brentwood, Tennessee 37027
(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 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 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 25th day of September, 19 98

× Kim Daniels
Kim Daniels, by Ben Caillouette,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kim Daniels

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of September 19 98.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 1998, before me personally appeared Ben Caillouette, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kim Daniels and acknowledged that he executed the same as the free act and deed of Kim Daniels.

Witness my hand and seal this 25th Day of September, 1998.

KEVIN D. MONTGOMERY NOTARY PUBLIC Exp. 11/27/1999 DAVIDSON COUNTY, TENNESSEE

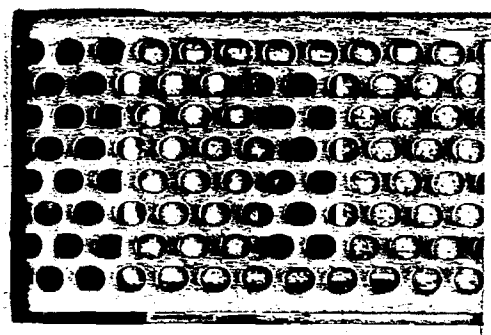
Notary Public

0492053 IDENTIF. ↑ REFERENCE

98 SEP 25 PM 1:13 JILL GANNON REGISTER DAVIDSON COUNTY, TN.

MAIL ENV.

5265 09/25 0101 03CHECK 606-70



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF 5266 09/25 0101 03CHECK 0.00

FOR

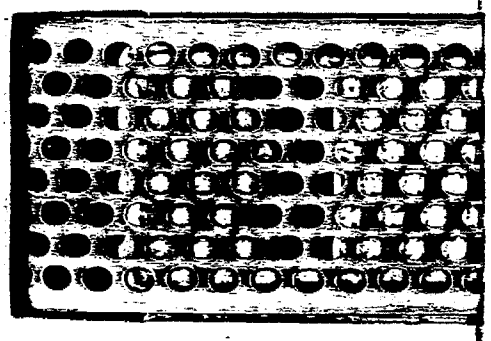
BOOK 11127 PAGE 25

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CANT	
				161000.00
			MOR TX	595.70
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	606.70
			CHECK	606.70
09/25/98		01	13:16 0001	5265



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0492053
IDENTIF. # REFERENCE

98 SEP 25 PM 1:13
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

VOID

MOR TX	595.70-
CON TX	595.70
TOTAL	0.00
CHECK	0.00

09/25/98 01 13:16 0001 5266

No. 1350598