WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 193,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: 10/22/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven C. Wyer (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 160-08-0 A
116 Maxwell Crossing (ADDRESS)	P.O. Box 670009 (ADDRESS)	PARCEL 008.00
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Dallas, Texas 75267-0009 (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, David H. Montague and wife, Donna Montague, Trustees U/A/D May 25, 1994 David H. Montague and wife, Donna Montague, Individually HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven C. Wyer and wife, Barbara L. Wyer

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. 8 on the Plan of Maxwell Crossing of record in Plat Book 6250, page 290 (incorrectly referenced as Book 6250, page 390 on prior deeds), Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to David H. Montague and wife, Donna Montague, Trustees U/A/D May 25, 1994 by quitclaim deed from David Montague and wife, Donna Montague as of record in Book 9394, page 171, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record in Book 6867, page 597; and Book 6522, page 53, said Register's Office.

Plan of record in Book 6250, page 390, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Easement for Open Space and Drainage Area, Roadway Maintenance and Water Service Line Agreement of record in Book 6867, page 597, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 116 Maxwell Crossing, 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 our hand s this 30th day of October 19 98

David H. Montague

David H. Montague, Trustee

Donna Montague

Donna Montague, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David H. Montague and wife, Donna Montague, Trustees U/A/D May 25, 1994 AND David H. Montague and wife, Donna Montague, individually

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 30th day of October 19 98.

Commission expires 10/22/01

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

LEGAL DESCRIPTION CONTINUATION

Easement for Sanitary Sewers/Storm Drainage of record in Book 4940, page 796, said Register's Office.

0509007
IDENTIF. ↑ REFERENCE

98 NOV -5 PM 1:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

3238 11/05 0101 03CHECK 1836.58

0509007

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11191 PAGE 904

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
				CAMT 493400.00
				CON TX 1825.58
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 1836.58
				CHECK 1836.58
		11/05/98	01	13:51 0001 3238

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0509007
IDENTIF. # REFERENCE

98 NOV -5 PM 1:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1368372