Davidson County DEEDWARR
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FILE BOX 45

This Instrument Prepared By:
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,400.00

Jennifer M. Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/29/2003
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
John Matthew Montgomery 226 Graylynn Drive Nashville, Tennessee 37214	AmSouth Bank 2050 Parkway Office Cr. Hoover, AL 35244	Map 95-8 Parcel 75 03DZ13100

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Jennifer M. Robinson, unmarried, ("Grantor"), has bargained and sold and does hereby transfer and convey unto John Matthew Montgomery ("Grantee"), his heirs and assigns, a certain tract of land located in Davidson County, Tennessee, and described as follows (the "Property"):

BEING Lot No. 164, on the plan of Eva-Mor Heights, Section II, of record in Plat Book 1835, Page 30, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jennifer M. Robinson by Warranty Deed from Lee T. Miller and wife, Jana D. Miller, of record in Book 10028, page 440, Register's Office for Davidson County, Tennessee.

This is improved property known as 226 Graylynn Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his heirs and assigns, forever. Grantor does hereby covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple; that she has good right to sell and convey the same; and that the same is unencumbered, except for 2000 real estate taxes, which Grantee agrees to assume, and a Deed of Trust of record in Book 10028, page 443, R.O.D.C., which is to be released concurrently herewith. Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31th day of August, 2000.

Jennifer M. Robinson

JENNIFER M. ROBINSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, ZANA C. PETTY, a Notary Public of the state and county aforesaid, personally appeared Jennifer M. Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 31th day of August, 2000.

NOTARY PUBLIC

My Commission Expires: 3/29/2003

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.