STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,083.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of March, 2001.

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 10/22/04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/22/01 15:24 2pgs
Fees:11.00 Taxes:470.21
20010322-0027925

ADDRESS NEW OWNER(S) AS FOLLOWS:
Greg A. Montgomery and Hilary B. Montgomery
3001 Country Meadow Road
Antioch, Tennessee 37013

SEND TAX BILLS TO:
First Horizon Home Loan Corp
10741 King William Drive
Dallas, Texas 75220

MAP-PARCEL NUMBERS:
150-07-0-350.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret Dickson, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Greg A. Montgomery and wife, Hilary B. Montgomery** hereinafter referred to as 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. 229 on the plan of Resubdivision of Lot 229 The Country, Section 6-A, and Lot 554, Towne Village of the Country, Section Four-B, P.U.D. of record in Plan Book 6900, Page 781, 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 Robert E. Smith and wife, Margaret Smith by Deed from Randall Phillips Builders, Inc. of record in Book 6429, Page 471, Register's Office for Davidson County, Tennessee. Said property further conveyed by Quitclaim Deed from Robert E. Smith Sr. and wife, Margaret Smith to William J. Marett, Jr., Trustee and from William J. Marett, Jr., Trustee to Margaret Dickson Smith, a single person of record in Book

9162, Page 767, Register's Office for Davidson County, Tennessee. Margaret Dickson Smith and Margaret Dickson are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 781, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3001 Country Meadow Road, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 21st day of March, 2001.

Margaret S. Dickson

Margaret Dickson

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 Margaret Dickson, an unmarried woman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of March, 2001.

Notary Public

NOTARY PUBLIC AT LARGE

10/22/04

My Commission Expires

02781-BP