This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Neville K. Jantz and Sharen Jantz
6892 Burkitt Road
Antioch, TN 37013

SEND TAX BILLS TO:
IndyMac Bank, FSB
155 North Lake Avenue
Pasadena, CA 91101

Davidson County DEEDWARR
Recvd: 04/10/01 13:51 2pgs
Fees:11.00 Taxes:888.00
20010410-0035446

WARRANTY DEED

(Map Number 187; Parcel Number 107.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **ROBERT F. MONTGOMERY** and wife, **WENDY R. MONTGOMERY**, have bargained and sold and do hereby transfer and convey unto **NEVILLE KENNETH JANTZ and wife, SHAREN JANTZ**, his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Buchanan Acres as of record in Plat Book 6900, page 413, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Robert F. Montgomery and wife, Wendy R. Montgomery by quitclaim deed from Robert F. Montgomery and Wendy R. Montgomery, formerly Wendy R. Henson, of record in Book 7840, page 159, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Robert F. Montgomery and Wendy R. Henson, both unmarried, by deed from D.M.T., Inc., of record in Book 7708, page 836, said Register's Office

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6900, page 413, to restrictive covenants of record in Book 7346, page 864, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **6892 Burkitt Road, Antioch, TN 37013**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 2001 real property taxes which will be prorated at closing and assumed by the Grantee.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 05 day of April, 2001.

ROBERT F. MONTGOMERY

WENDY R. MONTGOMERY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert F. Montgomery and wife, Wendy R. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument (Warranty Deed) for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the ____ day of April, 2001.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$240,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5 day of April, 2001.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE