WARRANTY DEED

JACQUELINE D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,120.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 2001

Notary Public

My Commission Expires MAR. 29, 2003

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April L. Montague (NAME)	New Owner (NAME)	MAP 119-06-0
204 Glenrose Court (ADDRESS)	(ADDRESS)	PARCEL 271.00
Nashville, Tennessee 37210 (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, Lawrence C. Hatcher and wife, Tammy D. Hatcher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO April L. Montague and Wesley Montague, husband and wife as joint tenants

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:

LEGAL DESCRIPTION

Property located at 204 Glenrose Court, in the City of Nashville, and the County of Davidson, and the State of Tennessee, with the Zip Code of 37210 is described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Rosewood Estates, Section One, of record in Book 4955, Page 29, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lawrence C. Hatcher and wife, Tammy D. Hatcher by deed dated 04-20-89, from William E. Rader and wife, Tammy D. Rader, filed for record on 04-25-89, in Book 7824, page 290, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/22/01 08:27 2pgs
Fees:11.00 Taxes:289.04

20010622-0066281

unimproved ( )
This is improved (X) property, known as 204 Glenrose Court, Nashville, Tennessee 37210
(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 hands this 11th day of June, 2001

Lawrence C. Hatcher

Tammy D. Hatcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned NOTARY PUBLIC AT LARGE, a Notary Public in and for said County and State, the within named Lawrence C. Hatcher and wife, Tammy D. Hatcher

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 Goodlettsville, Tennessee, this 11th day of June, 2001.

JACQUELINE G. BROWN
DAVIDSON COUNTY, TENNESSEE
My Commission Expires MAR. 29, 2003

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 _____, _____.

My commission expires _____

_____
Notary Public