**Return to: Box 10-B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Ricky L. McIlwain	AmSouth Bank	
Jennifer Rebecca McIlwain	Attn: Tax Dept.	MAP and PARCEL
3839 Hamilton Church Road	2050 Parkway Office Circle	165 96
Antioch, TN 37013	Birmingham, AL 35244	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

PICK-UP

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 and sufficiency of all of which are hereby acknowledged, We, **Kim T. Montgomery and Donna L. Montgomery, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Ricky L. McIlwain and Jennifer Rebecca McIlwain, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Warnack Acres, as of record in Book 4060, Page 145, Register's Office for said County. Said Lot No. 2 fronts 132.8 feet on the south side of Hamilton Church Road, and extends back 657.5 feet on the west line and 659.3 feet on the east line, to a dead line in the rear on which it measures 132.8 feet.
Being the same property conveyed to Kim T. Montgomery and wife, Donna L. Montgomery, by Warranty Deed from Kenneth R. Warnack and Mary J. Warnack of record in Book 6550, Page 324, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3839 Hamilton Church Road, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years; (2) The plan of record in Book 4060, Page 145, said Register's Office, and all matters therein; (3) Restrictions of record in Book 4312, Page 188, said Register's Office; (4) Easement for access to a cemetery as described in the Plat in Book 4060, Page 145, said Register's Office.

Davidson County DEEDWARR
Recvd: 12/03/01 11:22 2pgs
Fees:13.00 Taxes:589.23
20011203-0132145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $159,250.00

Affiant

Subscribed and sworn before me this 30th day of November, 2001.

My Commission Expires: 10/25/2003

Notary Public

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **November, 2001.**

Kim T. Montgomery

Donna L. Montgomery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority,** a Notary Public in and for said County and State, the within named **Kim T. Montgomery and Donna L. Montgomery, husband and wife** , with whom I am personally acquainted, or who 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 office this **30th** day of **November, 2001.**

Notary Public
My Commission Expires:

File No. 0111-239