Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #02-1021

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy Montgomery, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas M. Federico, unmarried,** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 14 on the Plan of Glendale Park, as of record in Book 1130, Page 45, 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 Nancy Montgomery by Warranty Deed from Jeffrey C. Crossan and wife, Linda F. Crossan of record in Book 9037, Page 653, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4311 Lealand Lane, Nashville TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of February, 2002

Nancy Montgomery

Davidson County DEEDWARR
Recvd: 02/11/02 09:36 2pgs
Fees:13.00 Taxes:684.50

20020211-0017767

State of Tennessee )
County of Davidson )

On this 8th day of February, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nancy Montgomery and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

KENNETH W. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 185,000.00.

Affiant

Sworn and subscribed before me on this the 8th day of February, 2002.

Notary Public

My Commission Expires: 9/28/2002

NOTARY PUBLIC AT LARGE

NEW OWNER:
Thomas M. Federico
4311 Lealand Lane
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
Bank of America, NA
2059 Northlake PKWY
Tucker GA 30084

TAX MAP-PARCEL #:
132-5-56