THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18792**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $477,500.00. Affiant Subscribed and sworn to before me, this 30th day of MARCH, 2002. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ROSEANN MAIKIS 3100 Woodlawn Nashville, Tennessee 37215	1st TRUST BANK FOR SAVINGS P. O. BOX 17257 MEMPHIS, TN 38187	MAP 117-1 PAR 39 FB 07DA3940

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT NATHAN POSS AND WIFE, ALISON O. POSS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROSEANN MAIKIS AND ROBERT SCOTT MONTANO, BOTH UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3100 WOODLAWN DRIVE, NASHVILLE, TENNESSEE 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of MARCH, 2002.

ROBERT NATHAN POSS

ALISON O. POSS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ROBERT NATHAN POSS AND WIFE, ALISON O. POSS, 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.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Witness my hand, at office, this 30th day of MARCH, 2002.

My Commission Expires: My Commission Expires NOV. 29, 2003

Notary Public

Davidson County DEEDWARR
Recvd: 04/02/02 14:04 2pgs
Fees:13.00 Taxes:1766.75

20020402-0039908

EXHIBIT "A"

Land in Davidson County, Tennessee, being in the 7th Civil District of said County and State, being Lot No. 1 on the Plan of Clark and Dunlap's property on Woodlawn Drive, not of record, described according to a survey made by T. R. Sanford, Surveyor, April 4, 1949, as revised by survey by James A. Hamilton, Surveyor, dated June 14, 1950, as follows:

Beginning on the northerly margin of Woodlawn Drive 559.75 feet east of the easterly line of property conveyed to William A. Beasley, Jr. by deed from Mollie Glennon, et al, of record in Book 1394, page 187, Register's Office for said county, being the corner of Lots Nos. 1 and 2: thence with the line between said lots, north 0 deg. 09 min. east 339.2 feet to an iron pin; thence south 88 deg. 0 min. east 107 feet, more or less, to the westerly margin of Richland Golf Course property thence with their west line, south 0 deg. 09 min. west 336.3 feet to the northerly margin of Woodlawn Drive; thence with the northerly margin of said Drive, westwardly 110.25 feet, more or less, to the beginning.

Being the same property conveyed to Robert Nathan Poss and wife, Alison O. Poss by deed from Ann Eaton Scheffer, Devisee and Executor under the Last Will and Testament of Mary S. Scheffer appearing as Instrument No. 20010307-0021564, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 4058, page 478; and (3) All matters appearing on survey by T. R. Sanford, Surveyor, revised by survey by James A. Hamilton, Surveyor, dated June 17, 1950, said Register's Office.