WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/02 12:57 2pgs
Fees:13.00 Taxes:666.00

20020820-0100615

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION/OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian S. Good (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 117-04
2703 Brightwood Avenue (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 152
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (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, Sarah L. Montague, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian S. Good and wife, Lori J. Good

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:

Land in Davidson County, Tennessee, being Lot No. 122 on the Map of Belmont Terrace, as of record in Book 421, Page 101, Register's Office for Davidson County, Tennessee.

According to a survey made by S. M. McMurray Engineering Company on May 18, 1926, said Lot No. 122 fronts 50 feet on the westerly side of Brightwood Avenue, as located, and runs back between parallel lines 175 1/2 feet to an alley.

BEING the same property conveyed to James J. Montague and wife, Sarah L. Montague by Warranty Deed from H. T. Richardson and wife, Lula Richardson of record in Book 1972, page 153 on May 2, 1951, Register's Office for Davidson County, TN. The said James L. Montague having since died.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

Mary Montague Caine executes this instrument as Attorney-in-Fact on behalf of Sarah L. Montague pursuant to Durable Power-of-Attorney of record by Instrument No 20020820-0100614 in the Register's Office for Davidson County, Tennessee.

Sara Louise Montague and Sarah L. Montague is one and the same person.

unimproved ( )
This is improved (X) property, known as 2703 Brightwood Avenue, Nashville, TN 37212
(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 my hand this 15th day of August, 2002

Sarah L. Montague
By: Sarah L. Montague
Mary Montague Caine, Attorney-in-fact
Mary Montague Caine

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Montague Caine to me known to be the person who executed the foregoing instrument in behalf of Sara L. Montague, and acknowledged that she executed the same as the free act and deed of the said Sara L. Montague.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15th day of August, 2002.

My Commission Expires: 10/25/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:_____