Prepared by & After Recording Return To:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, Tn 37075
File No. 05-0302-60702

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 78,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2003.

Notary Public: Angela A. Ramsey
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary E. Monty	1st Trust Bank For Savings	096-06-0-72.01
2808 McCampbell Avenue	P.O. Box 17257	
Nashville, TN 37214	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cynthia L. Yother, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary E. Monty, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being a portion of a reserved parcel shown on the Plan of Donelson Heights, of record in Plat Book 1424, Page 35, Register's Office for said County, and described according to a survey made by John B. Kohl, III, Registered Land Surveyor, dated May 5, 1976, Job No. W2-1026-F, as follows:

Beginning at a point in the southeasterly margin of McCampbell Avenue, said point being located northeastwardly 207.8 feet from a concrete monument at the northerly terminous of the curve connecting the southeasterly margin of McCampbell Avenue and the northeasterly margin of Surrey Road; thence south 31 deg. 48' east 91.3 feet and south 2 deg. 58' east 77.7 feet to the center line of a T.V.A. Easement; thence with the center line of said T.V.A. Easement north 83 deg. 49' east 83 feet to the easterly line of said reserved parcel northwardly 239 feet, more or less, to the southeasterly margin of McCampbell Avenue; thence with the southeasterly margin of McCampbell Avenue South 58 deg. 12' west 175 feet to the point of beginning.

Being the same property conveyed to Cynthia L. Yother, unmarried, by deed from Julia Ellen Eaton n/k/a Julia Ellen Fletcher and husband, Mark M. Fletcher, of record in Book 9531, Page 855, Register's Office for Davidson County, Tennessee. Cynthia Cyother and Cynthia L. Yother are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2808 McCampbell Avenue, Nashville, Tennessee 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 03/05/03 07:46 2pgs
Fees:13.00 Taxes:288.80
20030305-0028613

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 27th day of February, 2003.

Cynthia L. Yother

Cynthia L. Yother

BY: Bridget Poag

Bridget Poag, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bridget Poag, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for Cynthia L. Yother and that she is authorized by Cynthia L. Yother to execute this instrument on her behalf.

Witness my hand in Hendersonville, Tennessee, this 27th day of February, 2003.

Angela A. Ramsey

Notary Public: Angela A. Ramsey

My Commission expires 05/28/06

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.