27A
1 of 2

File #200350241

LINDA S. HARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/27/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell Montague and Crystal A. Montague	America's Wholesale Lender	Map 162-01-E
(NAME) 508 Park Court	(NAME) 750 Old Hickory Blvd. #180	Parcel 027.00
(ADDRESS) Nashville TN 37211	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **DEREK M. HORNE, AND WIFE, SONIA LANETTE HORNE,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **RUSSELL MONTAGUE AND CRYSTAL A. MONTAGUE, HUSBAND AND WIFE**, 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:

A certain Planned Unit Development in Davidson County, Tennessee, being all of Lot No. 27, on the Plan of Park Court, as shown by plat appearing of record in Plat Book 6900, Page 967, and amended of record in Instrument No. 20010703- 0070500, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Derek M. Horne, by Warranty Deed of record in Book 8133, Page 693, said Register's Office.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 7814, Page 784, and Book 7930, Page 986 and amended of record in Book 8010, Page 476, and Book 8010, Page 478; Reservation of Declaration of Covenants, Conditions and Restrictions of record in Book 7930, Page 985; By- Laws of record in Book 7814, Page 804, and amended of record in Book 7931, Page 3; Charter of Homeowner's Association of record in Book 7918, Page 559; Quitclaim of Common Area to Homeowner's Association of record in Book 8010, Page 480, and, any and all matters as shown on plat of record in Plat Book 6900, Page 967, and amended of record in Instrument No. 20010703- 0070500; all in the Register's Office for Davidson County, Tennessee.

Sonia Lanette Horne, spouse of Derek M. Horne, hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

Unimproved ( )
This is improved (X) property, known as 508 Park Court, Nashville, TN 37211
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 04/10/03 08:57 2pgs
Fees:13.00 Taxes:351.50

20030410-0047630

Witness our hands this 31st day of March, 2003.

Derek M. Horne

Derek M. Horne

Sonia Lynette Strand-Horne

Sonia ~~Lanette~~ Horne
Lynette

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Derek M. Horne and Sonia Lynette Horne who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of March, 2003.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JAMES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076