WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/03 13:42 3pgs
Fees:18.00 Taxes:640.10
20030502-0058977

JOHN GREGORY HARDEMAN NOTARY Exp. 3/26/05 PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 173,000.00

Lisa E. Montgomery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April , 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Montgomery (NAME)	Washington Mutual Bank, FA (NAME)	MAP 118-10
812 and 810 Park Terrace (ADDRESS)	3883 Airway Drive (ADDRESS)	PARCELS 28 & 29
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Santa Rosa, CA 95403 (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, William W. Aclin and wife, Leslie L. Aclin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Montgomery and wife, Lisa E. Montgomery

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:

Tract 1:
Land in Davidson County, Tennessee, being Lots No. 44 and 45 of Block "D" on the Map showing the Subdivision of Blocks "C" and "D" of Battlefield Estates of record in Book 974, page 59, Register's Office for Davidson County, Tennessee. Said parts of Lots No. 44 and 45 adjoin and front together 60 feet on the north side of Park Terrace and run back between lines, 171 feet on the east line of Lot No. 44 and 143.6 feet on the west line of Lot No. 45 to a dead line in the rear on which they measure 60 feet.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED herefrom is that part of the property condemned by the State of Tennessee of record in Book 4423, page 636, Register's Office for Davidson County, Tennessee, described as follows:

Being parts of Lots No. 44 and 45 of Block "D", Map of Battlefield Estates, Section 2, of record in Book 974, page 59, Register's Office for Davidson County, Tennessee; beginning at a point in the common boundary line between Lots No. 43 and 44 of said plan, said point being 84 feet northerly from the north margin of Park Terrace; thence north 61 deg. 19' west 60 feet to a point in the common boundary line of Lots 45 and 46 of said plan; thence with said boundary north 12 deg. east 41.2 feet to the northeast corner of Lot No. 46; thence with the southerly boundary line of Lots No. 55, 56, 57, 58 and 60 of said Plan north 74 deg. east 60 feet to the northwest corner of Lot No. 43; thence with the westerly boundary of Lot No. 43, south 9 deg. 55' west 87 feet to the point of beginning and containing 3,528 square feet.

TRACT 2:

CONTINUED

unimproved ( )
This is improved (X) property, known as 812 and 810 Park Terrace, Nashville, Tennessee 37204
(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 our hand s this 30th day of April , 2003

William W. Aclin

Leslie L. Aclin by William W. Aclin, Attorney in Fact

LEGAL DESCRIPTION CONTINUATION

Land in Davidson County, Tennessee, being Lots No. 42 and 43 of Block "D" on the map showing the subdivision of Blocks "C" and "D" of Battlefield Estates, Section No. 2 of record in Plat Book 974, page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED herefrom is that part of the property condemned by the State of Tennessee of record in Book 4304, page 929, Register's Office for Davidson County, Tennessee, described as follows:

Being parts of Lots 41, 42 and 43, Block "D" on the Plan of Battlefield Estates, Section 2, of record in Book 974, page 59, Register's Office, further described as follows:

Beginning at a point in the north margin of Park Terrace at the common corner of Lots 40 and 41 of said plan; thence north 37 deg. 27' west 119.7 feet to a point in the common boundary line of Lots 43 and 44 of said plan; thence with said line north 9 deg. 55' east 87 feet, more or less, to the northeast corner of Lot No. 44; thence with the rear line of Lots No. 61, 62 and 63 of said Plan to the northwest corner of Lot No. 40; thence with the westerly boundary line of Lot 40 south 9 deg. 55' west 171 feet, more or less, to the point of beginning and containing 0.267 acre

Being the same property conveyed to William W. Aclin, unmarried, by deed from James G. O'Brien, of record under instrument number 20010306-0021010, said Register's Office.

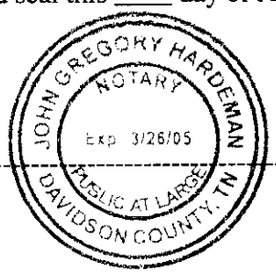
This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 974, page 59, said Register's Office; and (c) easements of record in Book 4423, page 636 and Book 4304, page 929, said Register's Office.

Leslie Aclin joins in executing this Deed to convey any interest she may have in said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William W. Aclin, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 30 day of April, 2003.



NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of April, 2003, before me personally appeared William W. Aclin to me known to be the person who executed the foregoing instrument on behalf of Leslie L. Aclin and who acknowledged that he executed the same as the free act and deed of Leslie L. Aclin.

Witness my hand and seal this 30 day of April, 2003.

Notary Public

