THIS INSTRUMENT PREPARED BY/
~~PLEASE RETURN TO:~~
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 08/26/03 14:55 2pgs
Fees:13.00 Taxes:666.00
20030826-0123830

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Stanley L. Kerbo 8235 Greenbrier Road Joelton, TN 37080	Washington Mutual Bank, FA 2801 Gateway, S-150 Dallas, TX 75063	5-3.04/14D-28500

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, WE,

George H. Montgomery and wife, Kathy N. Montgomery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stanley L. Kerbo and wife, Lynda S. Kerbo

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:

Being Land in the 14th Civil District of Davidson County, Tennessee, and described in Deed of record in Book 5112, Page 542, and re-recorded in Book 5125, Page 867 as follows:

Beginning at a point at the instersection of the center line of Greenbrier Road and Sycamore Creek; thence with the center of said road northwestardly 790 feet; thence north 82 deg. 30 min. west 270 feet; thence north 84 deg. 30 min. west 320 feet; thence south 14 deg. 30 min. west 790 feet to the center of said creek; thence with the same south 63 deg. east 256 feet and south 88 deg. east 332 feet to the beginning.

Subject to Easement for ingress and egress of record in Book 6598, Page 175 and Book 7410, Page 174, Register's Office for said County.

Being the same property conveyed to George H. Montgomery and wife, Kathy N. Montgomery by Deed, dated March 21, 1986, of record in Deed Book 6815, Page 638, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 8235 Greenbrier Road Joelton, TN 37080

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 HANDS THIS 29th day of August, 2003

George H. Montgomery

Kathy N. Montgomery

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, George H. Montgomery and wife, Kathy N. Montgomery

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 29th day of August, 2003

K. J. Shelton
Notary Public

My Commission expires August 24, 2003

K.J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of August, 2003

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

K.J. SHELTON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 7-24-07 SUMNER COUNTY, TN

RETURN TO:
Advantage Title & Escrow
109 Kenner [illegible]
Nashville, TN [illegible]
615-292-2665
#802