WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GREGORY FREEMAN NOTARY PUBLIC Exp. 3/26/05 DAVIDSON COUNTY, TN

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
Kevin D. Montgomery, Trustee (NAME)	SAME (NAME)	MAP 104-09
219 Bowling Avenue (ADDRESS)	(ADDRESS)	PARCEL 243
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	(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, John A. Wade and wife, Nancy S. Wade

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin D. Montgomery, Trustee, Under Agreement Dated 2/24/04

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. 6 of Block "J" on the Map of Whitland Realty Company's Subdivision of record in Book 332, page 141, Register's Office for Davidson County, Tennessee, and the northerly 35 feet of Lot "D" on the Revised Plan of the Subdivision of Lots No. 7 and 8 of Block "J" and Lots No. 1 and 12 of Block "K" in Whitland Realty Company's Subdivision of record in Book 547, page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 and the northerly part of Lot "D" front together 135 feet on the westerly side of Bowling Avenue, formerly Whitland Avenue or Golf Club Lane, and run back between parallel lines, parallel with the 115 feet north of the northerly margin of a 50-foot unnamed street, 180 feet to a dead line on the rear.

Being the same property conveyed to John A. Wade and wife, Nancy S. Wade, by deed from Cassandra Y. Berns, unmarried, of record in Book 9238, page 887, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 332, page 141 and in Book 547, page 17, said Register's Office.

unimproved ( )
This is improved (X) property, known as 219 Bowling Avenue, Nashville, Tennessee 37215
(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 26th day of March 2004

John A. Wade

Nancy S. Wade

Davidson County DEEDWARR
Recvd: 04/01/04 10:38 2pgs
Fees:13.00 Taxes:3052.50

20040401-0036702

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 John A. Wade and wife, Nancy S. Wade

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 2004.

Commission expires _____

Notary Public

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

STATE OF TENNESSEE
COUNTY OF

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

My commission expires _____

Notary Public