FILE BOX 19B
04-04-027-D

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $152,500.00

Davidson County DEEDWARR
Recvd: 05/06/04 12:14 2pgs
Fees:13.00 Taxes:564.25

20040506-0051903

Affiant

Subscribed and sworn to before me, this 5th day of May, 2004.

Notary Public
My commission expires: 3/3

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

02-0403-43006

Address of New Owner:	Send Tax Bills to:	Tax Information
N. Eddie Montgomery 1803 Old Berlin Road Lewisburg, TN 37091	New Owner	104/2/54.00

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, Sara Roland, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to N. Eddie Montgomery, 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 Davidson County, Tennessee described as follows:

Being Lot No 94 on the Revised Plan of West End Park, as of record in Book 421, Pages 82 & 83, Register's Office for Davidson County, Tennessee.

Said Lot No 94 fronts 65 feet on the westerly margin of Parthenon Street, and runs back 171 feet to the northerly line and 173 feet on the southerly line, to the easterly margin of the Tennessee Central right of way, measuring 65 feet thereon.

Included in the above description, but excluded from the conveyance is that portion of the property conveyed to the State of Tennessee by Deed of Record Book4745, Page 947, said Register's Office.

Being the same property conveyed to Sara M. Roland by deed from James B. Wilson and wife, Myrtle Roberts dated 2/24/1993 and recorded 2/26/1993 in Book 8873, Page 958, Register's Office for Davidson County, Tennessee.

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 3178 Parthenon Avenue, Nashville, TN 37203

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.

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 5th day of May, 2004.

Sara Roland

Sara Roland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sara Roland, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 5th day of May, 2004.

Notary Public, State of Tennessee at Large

My Commission expires

1/29/05