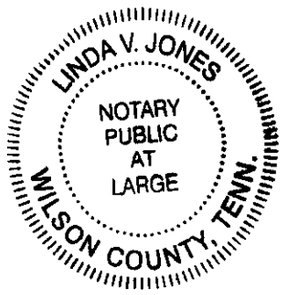
File #200450161



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(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
Bob Bass and Charles DeBray	Cumberland Bank South	Map: 134-02-14 & 134-02-13
204 Lewisburg Ave. (NAME) ~~1299 Currey Ave.~~	204 Lewisburg Ave (NAME) ~~231 S. Royal Oaks Blvd.~~	
Franklin Tn 37064 (ADDRESS) ~~Nashville TN 37217~~	(ADDRESS) Franklin, TN 37064	
(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, **ROBERT C. MONTGOMERY**, married, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **BOB BASS AND CHARLES DEBRAY**, as equal tenants in common, 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. 7 and part of Lot No. 8 on the Map of Airport Acres, not of record, but more particularly described according to a survey thereof, made February 14, 1953, by Ralph W. C. Lambert, Surveyor, as follows:

Beginning at a point on the southerly margin of Currey Road, at the common corner of Lots Nos. 6 and 7; thence in a southerly direction along the line between said two lots, 1286.6 feet, more or less, to an iron pin; thence in an easterly direction along the rear of Lots Nos. 7 and 8, 400 feet to an iron pin; between Lots Nos. 8 and 9; thence in a northerly direction along the line between lots nos. 8 and 9, 930.1 feet to an iron pin; thence in a westerly direction and parallel with Currey Road, 100 feet to an iron pin; thence in a northerly direction and parallel with the line between Lots Nos. 8 and 9, 350 feet to an iron pin on the southerly margin of Currey Road; thence in a westerly direction along the southerly margin of Currey Road, 300 feet to the point of beginning.

Being the same property conveyed to Bridges Montgomery and wife, Agnes Montgomery by Warranty Deed dated December 9, 1965 of record in Book 3968, Page 459, Register's Office for Davidson County, Tennessee. The said Agnes Montgomery died on November 23, 1970, leaving Bridges Montgomery as the sole surviving tenant by the entirety. Bridges Montgomery died intestate on March 13, 1979 intestate leaving Robert C. Montgomery and Clara Mai Martin as his sole heirs at law as evidenced in File No. 67271 Probate Court Clerk's Office for Davidson County, Tennessee. Clara Mai Martin quitclaimed her one-half undivided interest in said property to Robert C. Montgomery by Quitclaim Deed dated February 12, 2004 of record in Instrument No. 20040304-0024938, said Register's Office.

This conveyance is subject to the following:

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

Unimproved ( )
This is improved (X) property, known as 1299 Currey Ave., Nashville, TN 37217
(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 Grantor covenants with the said GRANTEES that he is 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 Grantor further covenants and binds himself, his 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: 06/02/04 13:37 2pgs
Fees:13.00 Taxes:721.50
20040602-0064530

Witness our hands this 1st day of June, 2004.

Robert C. Montgomery

STATE OF Tennessee

COUNTY OF Davidson

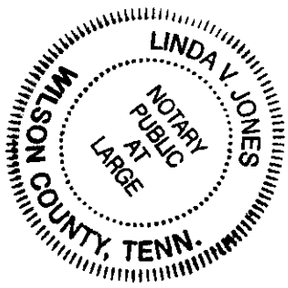
Before me, the undersigned Notary Public, personally appeared Robert C. Montgomery who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of June, 2004.

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076