THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL NO:
116-12/98

Davidson County DEEDWARR
Recvd: 07/07/04 08:25 2pgs
Fees:13.00 Taxes:765.90
20040707-0080249

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $207,000.00.

Affiant

Subscribed and sworn to before me this the 22nd day of April, 2004.

Notary Public

My Commission Expires: 11-26-05

CHERYL L. ROTHWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO:
MORTGAGEE:

Dean Montgomery
(Name)

3804 B Abbott Martin Rd.
(Street Address)

Nashville, TN 37215

Same
(Name)

Same
(Street Address)

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karl P. Kuhn and wife, Sally M. Kuhn,** hereinafter referred to as the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Dean Montgomery,** hereinafter collectively referred to as the "Grantee," his heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is improved property known as: 3804 A Abbott Martin Rpad
Nashville, TN 37215

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantor warrants to Grantee, his heirs, and/or assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year have been prorated and are hereby assumed by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land as, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and/or assigns forever; and Grantor does covenant with the said Grantee that they 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 Grantor does further covenant and bind themselves, their heirs and assigns forever to warrant and forever defend the title to the said land to the said Grantee, his heirs, and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused their names to be affixed hereto on this 22nd day of April, 2004.

Grantor:

Karl P. Kuhn

Sally M. Kuhn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, **Karl P. Kuhn and wife, Sally M. Kuhn**, 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, at office, this 22nd day of April, 2004.

Notary Public

My commission expires: 11-26-05

CHERYL L. ROTHWELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Sargent Subdivision the Re-Subdivision of Lot No. 20 of Block "D" on the Map of Woodmont Lane Homesites, as of record in Book 8250, page 465, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Karl P. Kuhn and wife, Sally M. Kuhn by deed from C. Craig Sargent and wife, Lisa Sargent of record in Book 11476, Page 850 and re-recorded in Book 11509, Page 117, Register's Office for Davidson County, Tennessee.