THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23188-07-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $155,000.00. Affiant Subscribed and sworn to before me this 5th day of August, 2004. Notary Public My Commission Expires: 1/29/05

LINDSAY M. LOPEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Douglas Montgomery, Jr. 6153 Firelight Trail Antioch, TN 37013	Churchill Mortgage Corp 761 Old Hickory Blvd Ste. 400	Map No.176.05-0B Parcel No. 101.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Michael Maitland, unmarried and Jerry Maitland, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas Montgomery, Jr.,** Married ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6153 Firelight Trail, Antioch, Tennessee 37013 and is not now nor has it ever been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of August, 2004.

James Michael Maitland

Jerry Maitland

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James Michael Maitland and Jerry M. Maitland, Jr.**, 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 5th day of August, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 08/09/04 14:27 2pgs
Fees:13.00 Taxes:573.50

20040809-0095965

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Hickory Woods Estates Section "C" as of record in Plat Book 6900, pages 885 thru 887 (erroneously referred to as pages 884 to 886 in the previous deeds of record), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Michael Maitland and Jerry Maitland by deed dated October 2, 2003 from Priority Trustee Services of Tennessee, LLC, as Substitute Trustee, of record in Instrument No. 20031017-0154197, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been pro-rated and assumed by the Grantee;
2. Restrictions of record in Book 9678, page 187, Book 9764, page 44, Book 11180, page 802, Instrument No. 20010614-0062709, Instrument No. 20010614-0062710, Instrument No. 20011015-0111957, Instrument No. 20031010-0150800;
3. By-Laws of record in Book 7932, page 648, Instrument No. 20001207-0120450;
4. Dedication of common area of record in Book 9786, page 923;
5. Charter of record in Book 7857, page 87, Book 7876, page 67, Book 9680, page 319;
6. Easements of record in Book 9790, page 311, Book 7145, page 614, Book 4435, page 20; and
7. All matters appearing on the Plan of record in Book 6900, page 884, Plat Book 6900, pages 885 thru 887, Register's Office for Davidson County, Tennessee.