This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Jerre E. Montgomery
P. O. Box 50668
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 08/24/04 15:22 2pgs
Fees:13.00 Taxes:555.00
20040824-0102358

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 103-10
PARCEL 0124.00
08DA-46040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Katherine Eileen Branch and Mary Justine Smith, devisees of the Will of John Watson Parker, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jerre E. Montgomery, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 7, on the Plan of Section 1 of Brookside Courts Addition No. 3, of record in Plat Book 1835, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to John W. Parker and wife, Sammie W. Parker by deed from John U. Wilson and wife, Louise Wilson, of record in Book 2031, Page 73, Register's Office for Davidson County, Tennessee. The said Sammie W. Parker predeceased John W. Parker who has since died testate April 5, 2004, a resident of Nashville, Davidson County, Tennessee, naming Katherine Eileen Branch and Mary Justine Smith as sole beneficiaries, by Will admitted to Probate 04P-693, April 19, 2004.

This is the same description as in previous deed of record.

Taxes for 2004 have been pro-rated and assumed by Grantee. THIS conveyance subject to such easements and setback lines of record in Plat Book 1835, Page 81, said Register's Office. This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Lyle Poston Branch, Executor of the Estate of John W. Parker joins herein for the purpose of warranting to the grantee that he shall defend this estate for all taxes and debts whatsoever.

This is improved property known as 117 White Bridge Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jerre E. Montgomery, her heirs and assigns, forever; and we, Katherine Eileen Branch and Mary Justine Smith covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, her and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 19th day of August, 2004.

Katherine Eileen Branch

Mary Justine Smith

Lyle Poston Branch, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Katherine Eileen Branch and Mary Justine Smith 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 the 19th day of August 2004.

NOTARY PUBLIC

My commission expires: 3/22/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Lyle Poston Branch with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 19th day of August, 2004.

Notary Public

My Commission expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 150,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of August, 2004.

NOTARY PUBLIC
My Commission Expires: 3/22/2008