Davidson County DEEDWARR
Recvd: 05/06/05 10:38 2 pgs
Fees:13.00 Taxes:869.50
20050506-0051248

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Terry Lynn Montgomery
81 Trotwood Circle
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
Clarence S. Anderson and
Elizabeth J. Anderson, Trustees

MAP **172-1**
GROUP **A**
PARCEL **115**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Clarence S. Anderson and Elizabeth J. Anderson, Trustees of the C.S. and Elizabeth J. Anderson Family Living Trust dated 11/16/1991,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Terry Lynn Montgomery and wife, Carolyn Fort Montgomery**, 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. 115 on the Plan of Copperfield Revised, of record in Plat Book 6900, page 555-559, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Clarence S. Anderson and Elizabeth J. Anderson, Trustees of the C.S. and Elizabeth J. Anderson Family Living Trust dated 11/16/1991 by deed from Walter Vincent and wife, Ann Scott Vincent of record in Instr. 20050317-0029679, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 81 Trotwood Circle, Brentwood, Tennessee 37027.

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, GRANTORS do covenant with the said "GRANTEES" 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 our hands this the 29th day of April, 2005.

Clarence S. Anderson, Trustee of the C.S. and Elizabeth J. Anderson Family Living Trust

Elizabeth J. Anderson, Trustee of the C.S. and Elizabeth J. Anderson Family Living Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Clarence S. Anderson and Elizabeth J. Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Trustees of the C.S. and Elizabeth J. Anderson Family Living Trust dated 11/16/1991, the bargainor, and that as such Trustees they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of April, 2005.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $235,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of April, 2005.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006