Davidson County DEEDWARR
Recvd: 08/10/05 14:43 2 pgs
Fees:13.00 Taxes:347.80
20050810-0094953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of July, 2005.

Notary Public

My Commission Expires: 1/4/06

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Rose Montgomery
214 Old Hickory Blvd. 160
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

142-04-0-A-160.00- CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michelle L. Gallagher, unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to Rose Montgomery and Carla M. Simon, tenants in common with right of survivorship, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Unit No. 160, in a Horizontal Property Regime located on the Plat of Bell Forest, of record in Book 5200, Page 167,Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michelle L. Gallagher, unmarried, by deed from Carol B. Ross McIntosh and husband, Billy G. McIntosh of record in Deed Book 9518, page 974, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 5200, Page 167, Register's Office of said County.

Easement as shown of record in Deed Book 5074, Page 945, Register's Office for said County.

By-laws and Master Deed of record in Book 5438, page 699, said Register's Office.

County and/or City taxes for the yea 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 214 Old Hickory Blvd. 160, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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.

Witness my hand this 25th day of July, 2005.

Michelle L. Gallagher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Michelle L Gallagher, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 25th day of July, 2005.

My Commission Expires: 11/2/08

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/2/08

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