WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/30/05 10:22 2 pgs
Fees:13.00 Taxes:353.35

20050930-0117594

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 95,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF SEPTEMBER, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01003 DOTSON1

My Commission Expires Nov 23, 2006

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Elizabeth N. Dotson	SAME	MAP:
226 Graylynn Drive		Parcel:95-8-75.00
Nashville, TN 37214	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN MATTHEW MONTGOMERY, AND WIFE, ERICA CUDE MONTGOMERY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ELIZABETH N. DOTSON, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 226 Graylynn Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 23rd day of September, 2005.

John Matthew Montgomery

Erica Cude Montgomery

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JOHN MATTHEW MONTGOMERY AND ERICA CUDE MONTGOMERY, the bargainor(s), 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 Brentwood, Tennessee , this 23rd day of September, 2005.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

My Commission Expires
July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

BEING LOT NO. 164, ON THE PLAN OF EVA-MOR HEIGHTS, SECTION II, OF RECORD IN PLAT BOOK 1835, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN MATTHEW MONTGOMERY BY WARRANTY DEED FROM JENNIFER M. ROBINSON, UNMARRIED, RECORDED ON THE 12TH DAY OF SEPTEMBER, 2000 IN INSTRUMENT NO. 20000912-0090452, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ERICA CUDE MONTGOMERY ENTERS INTO THIS CONVEYANCE TO CONVEY ANY MARITAL INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.