THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,200.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF February, 2006 Notary Public MY COMMISSION EXPIRES: 1/28/08 (AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin N. Brandon	Regions Bank d/b/a/ Regions Mtg	MAP 104-1
144 39th Avenue North	P.O.Box 1718	PARCEL 201
Nashville, TN 37209	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James E. Montgomery and Brad Perry and Chad Thomas and Jason Jenkins and wife, Heather Jenkins**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edwin N. Brandon**

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. 87 on the Plan of West Grove Subdivision of record in Plat book 421, page 109, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed the Grantors by deed of record as instrument 20030729-010634, Registers Office for Davidson County, Tennessee.

The Grantors expressly retain an easement over and upon that area of the property on which is located a garage and driveway area serving the garage for the benefit of the adjoining landowner (and a Grantor, herein), James E. Montgomery, for the use and benefit of Lot 86 of West Grove Subdivision [known as 142 39th Avenue North]. Said easement shall continue for use and benefit of James E. Montgomery, personally, and shall not run with the land and shall terminate without further action upon the earliest of the following events: (1) the death of James E. Montgomery; (2) vesting of title in a party other than James E. Montgomery; or (3) if James E. Montgomery should vacate the property AND lease the property to any third party.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **144 39th Avenue North, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 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 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.

Davidson County DEEDWARR
Recvd: 02/27/06 15:27 3 pgs
Fees:18.00 Taxes:289.34
20060227-0022534

Witness _____ hand( ) this the 22nd day of February, 2006.

James E. Montgomery

Brad Perry by James E. Montgomery
Brad Perry, BY: James E. Montgomery, Atty in Fact

Chad Thomas by James E. Montgomery
Chad Thomas, BY: James E. Montgomery, Atty in Fact

Heather Jenkins by James E. Montgomery
Heather Jenkins, BY: James E. Montgomery, Atty in Fact

Jason Jenkins by James E. Montgomery
Jason Jenkins, BY: James E. Montgomery, Atty in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Montgomery, 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 on behalf of Brad Perry as his attorney in fact, as the free act and deed of the within named Brad Perry.

Witness my hand and official seal at Nashville, Tn this 22nd day of February, 2006.

My commission expires:
January 26, 2008

NOTARY PUBLIC

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Montgomery, 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 on behalf of Chad Thomas as his attorney in fact, as the free act and deed of the within named Chad Thomas.

Witness my hand and official seal at Nashville, Tn this 22nd day of February, 2006.

My commission expires:
January 26, 2008

NOTARY PUBLIC

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Montgomery, 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 on behalf of Jason Jenkins as his attorney in fact, as the free act and deed of the within named Jason Jenkins.

Witness my hand and official seal at Nashville, Tn this 22nd day of February, 2006.

My commission expires:
January 26, 2008

NOTARY PUBLIC

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

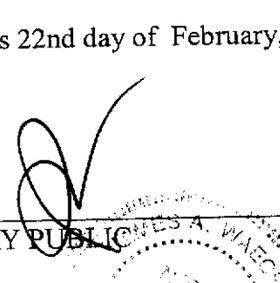
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Montgomery, 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 on behalf of Heather Jenkins as her attorney in fact, as the free act and deed of the within named Heather Jenkins.

Witness my hand and official seal at Nashville, Tn this 22nd day of February, 2006.

My commission expires:
January 26, 2008

NOTARY PUBLIC



STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Montgomery, 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 on behalf of Heather Jenkins as her attorney in fact, as the free act and deed of the within named Heather Jenkins.

Witness my hand and official seal at Nashville, Tn this 22nd day of February, 2006.

My commission expires:
January 26, 2008

NOTARY PUBLIC

