Davidson County DEEDWARR
Recvd: 03/22/06 09:30 3 pgs
Fees:18.00 Taxes:784.40
20060322-0032551

Prepared By:
NEAL & HARWELL, PLC
2000 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Donna J. Phillips, Trustee 150 Fourth Avenue, North Suite 2000 Nashville, TN 37219	SAME	Map 103-10 Parcel 124

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jerre E. Montgomery, an unmarried person, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Donna J. Phillips, Trustee, with full power to sell, transfer or convey, without the joinder of any beneficiary, the GRANTEE herein, her heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 7, on the Plan of Section One, Brookside Courts Addition No. 4, as shown on plat of record in Plat Book 1835, page 81, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Jerre E. Montgomery, by Deed of record at Instrument No. 20040824-0102358, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 117 White Bridge Road, Nashville, Tennessee 37209.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it

and the same is unencumbered except for the following:

1. Davidson County real property taxes for the year 2006, which have been prorated between the parties.

2. All matters shown on Plat recorded in Book 1835, page 81, said Register's Office.

GRANTOR further covenants and binds herself, her heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 21st day of March, 2006.

JERRE E. MONTGOMERY

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Jerre E. Montgomery, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 21st day of March, 2006.

Notary Public

My Commission Expires:
9/22/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $212,000.00.

Affiant

Sworn to and subscribed before me this 21st day of March, 2006

Notary Public

My Commission Expires:
9/22/07

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