WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $422,900.00

Affiant

Subscribed and sworn to me on July 10, 2006

NOTARY PUBLIC

My Commission Expires ~~01/27/07~~ 6-9-07

WENDY L. LOCKE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Davidson County DEEDWARR
Recvd: 07/13/06 10:02 2 pgs
Fees:13.00 Taxes:1564.73
20060713-0084340

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney at Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew and Sabra Montgomery 2611 Acklen Avenue Nashville, TN 37212	Navy Federal Credit Union PO Box 3303 Merrifield, VA 22119-3303	104-11-72

FOR AND IN CONSIDERATION 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, Jeffrey C. King and wife, Tammy R. King, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Matthew Montgomery and wife, Sabra Montgomery, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Stokes and Marshall's Subdivision of record in Book 332, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jeffery C. King and wife, Tammy R. King by Warranty Deed from Julie Fran Kraft, Unmarried, of record in Instrument No. 20040309-0026902, Register's Office for said county.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2005 Davidson County and subsequent taxes are assumed by the Grantees; and
> 2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities, and all other matters of record applicable to this property.
>
> This property is also known as improved property located at 2611 Acklen Avenue, Nashville, TN 37212.

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 successors 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, their 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 hands on July 10, 2006.

Jeffrey C. King

Tammy R. King

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 10, 2006, before me personally appeared Jeffrey C. King and wife, Tammy R. King to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal July 10, 2006.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE