(1)

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to me on November 27, 2006

NOTARY PUBLIC

My Commission Expires: 1/26/2008

THIS INSTRUMENT WAS PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 12/01/06 10:37 2 pgs
Fees:13.00 Taxes:1036.00
20061201-0148430

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
R. Wesley Schreiber, Jr. and Sydney A. Webb 5368 Trousdale Drive Nashville, TN 37220	NEW OWNERS	160-08-017

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, Brian K. Montgomery and wife, Jennifer P. Montgomery, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto R. Wesley Schreiber, Jr., an unmarried man, and Sydney A. Webb, an unmarried woman, 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. 9 on the Plan of Broadwell Acres, as of record in Book 2663, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.
>
> Said Lot 9 fronts 110 feet on the easterly side of Trousdale Drive, and runs back 517.8 feet on the northerly line and 470.2 feet on the southerly line, to a dead line in the rear on which it measures 120 feet.
>
> Being the same property conveyed to Brian K. Montgomery and wife, Jennifer P. Montgomery by Warranty Deed dated February 24, 1998 from Dolly Wanda Denny a/k/a Dollie Wanda Denny, a widow, of record in Book 10819, Page 306, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2006 Davidson County and subsequent taxes are assumed by the Grantees; and
> 2. All matters as shown on the Plan of Record of Broadwell Acres of record in Book 2663, Page 118, Register's Office for Davidson County, Tennessee; and
> 3. Restrictive covenants contained in instrument of record in Book 2880, Page 353, said Register's Office; and
> 4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 5368 Trousdale Drive, Nashville, TN 37220,

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 November 27, 2006.

Brian K. Montgomery

Jennifer P. Montgomery

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 27, 2006, before me personally appeared Brian K. Montgomery and wife, Jennifer P. Montgomery 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 on November 27, 2006.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE