THIS INSTRUMENT PREPARED BY:
Ted A Burkhalter, Atty at Law
2809 Columbine Place
Nashville, Tennessee 37204

Davidson County DEEDWARR
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Fees:13.00 Taxes:1554.00

20061227-0159658

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me this 20th day of December, 2006, at Nashville, Tennessee.

Notary Public

My commission expires:

FREDA R. SWAFFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

WARRANTY DEED

ADDRESS NEW OWNER:
Nathan E. Montgomery, Sr.
1803 Old Berlin Road
Lewisburg, TN 37091

SEND TAX BILLS TO:
same as owner

MAP/PARCEL:
Map 146-02-0
Parcel 006.00

FOR AND INCONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, H. RUSSELL MABRY, JR. ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to NATHAN E. MONTGOMERY, SR. ("Grantee"), his successors, heirs and assigns all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This conveyance is subject to any and all existing easements, setback lines, and restrictive covenants of record in the Register's Office for Davidson County, Tennessee.

This is improved property located at 887 Oak Valley Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, with all the appurtenances, estate, title and interest thereto belonging, to the Grantee and Grantee's heirs, successors and assigns forever.

And Grantor, for Grantor and Grantor's successors and assigns, covenants that it is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantor avers that this property is investment property and has never been used as his homestead.

IN WITNESS WHEREOF Grantor has executed this instrument on this 20th day of December, 2006.

H. Russell Mabry, Jr.

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 H. Russell Mabry, Jr. with whom I am personally acquainted, and who upon oath acknowledged that he did execute the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2006.

Notary Public

My commission expires:

FREDA R. SWAFFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

Exhibit "A"

Being Lot No. 17 on the unrecorded Map known as Oakhill Valley Subdivision, and described according to a preliminary survey made by S. E. Davis, Surveyor, March 22, 1950, as follows:

Beginning at a point in the south margin of Oak Valley Lane at the corner of Lots No. 16 and 17; thence with the line between said lots southerly to a point at the south corner of said lots southeasterly 229.83 feet to the west margin of Churchwood Drive; then with the margin of the same northerly to a point at the beginning of a curve; thence around said curve northwesterly 39.27 feet to the south margin of Oak Valley Lane; thence with the margin of the same, westerly 200 feet to the beginning.

Being part of the property conveyed by deed from John H. Cheek and wife, to Oak Hill Land Company of record in Book 1780, page 169, Register's Office for Davidson County, Tennessee. And being the same property conveyed by Oak Hill Land Company to H. Russell Mabry, Sr. and wife, Winnie W. Mabry, of record in Book 1855, page 219, Register's Office for Davidson County, Tennessee. And being the same property conveyed by H. Russell Mabry, Sr. and wife, Winnie W. Mabry, to H. Russell Mabry, Sr., his personal representatives, heirs and assigns, and Winnie W. Mabry, her personal representatives and assigns, each a tenant in common as to an undivided one-half interest each, without any right of survivorship in accordance with Tennessee Code Annotated 66-1-110 of record in Book 10577, page 216, Register's Office for Davidson County, Tennessee. And being the same property conveyed to H. Russell Mabry, Jr. by Executor's Quitclaim Deed from the Estate of H. Russell Mabry, Sr. of record as document number 20061108-0139119, Register's Office for Davidson County, Tennessee (as to an undivided one-half interest) and by Executor's Quitclaim Deed from the Estate of Winnie W. Mabry of record as document number 20061108-0139120, Register's Office for Davidson County, Tennessee (as to the other undivided one-half interest).

Subject to restrictions contained in the following instruments: in book 931, page 53, and in Book 1788, page 186, both of which were recorded prior to February 15, 1950 and in Book 1809, page 539; and such state of facts as the plan will show when recorded as to set-back lines, utility easements, etc.