Davidson County DEEDWARR
Recvd: 02/07/07 13:50 2 pgs
Fees:13.00 Taxes:407.00
20070207-0016163

WARRANTY DEED

THIS INDENTURE, is made and entered as of the **1st** day of **February, 2007** by and between **Randy Rhodes, unmarried, and Howard Adcock, unmarried** , parties of the first part, and **Glenn Montgomery, unmarried** , party of the second part.

WITNESSETH: That for and in consideration of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the **County of Davidson, State of Tennessee:**

Land in Davidson County, Tennessee, being Unit No. 309 on the Plan of Continental Condominium of reocrd in Plat Book 5200, Pages 399-401, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof; together with the appurtenant interest established by Master Deed and Bylaws of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549, Book 7475, Page 137 and Book 7461, Page 217, said Register's Office.

Parties of the first part received their equitable interest in the above described property by Deed of record under Instrument No. 200407190085958, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2007 real property taxes which have been prorated and assumed by the grantee (s); (b) all matters appearing of ht eplan of record in Book 5200, Pages 399-401, said Reigster's Office; (c) Master Deed and Bylaws of record in Book 5862, Page 589, Book 6135, Page 788, Book 6435, Page 549, Book 7475, Page 137 and Book 7461, Page 217, said Register's Office; and (d) easement of record in Book 4825, Page 592, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs or successors and assigns in fee simple forever.

The said parties of the first part do hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate, that they have a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

IN WITNESS WHEREOF, parties of the first part have caused this instrument to be executed the day and year first above written.

Randy Rhodes

Howard Adcock

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, a Notary Public in and for said State and County, **Randy Rhodes and Howard D. Adcock,** the within bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this **1st** day of **February, 2007.**

Notary Public

WILLIAM T. MAXWELL, JR. NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM EXP. 6-24-08

My commission expires:_____

Property Address: 3415 West End Avenue #309, Nashville, Tennessee 37203
Tax Parcel ID No. 104.06A21

Property Owner:
Glenn Montgomery
3415 West End Avenue #309
Nashville, Tennessee 37203

Mail Tax Bills:
Glenn Montgomery
3415 West End Avenue #309
Nashville, Tennessee 37203

I, or we, hereby swear or affirm that to the best of affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Glenn D. Montgomery

Affiant

Subscribed and sworn to before me this 1st day of February, 2007.

Notary Public

My commission expires:

_____

WILLIAM T. MAXWELL, JR. NOTARY PUBLIC AT LARGE SHELBY CO. TN MY COMM EXP. 6-24-08

Instrument prepared by & return to:
WILLIAM T. MAXWELL, JR.
Attorney at Law
1669 Kirby Parkway, Suite 100
Memphis, Tennessee 38120