PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03587

Return TO: Perrone & Young
109 Westpark Drive, Suite 330
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/14/07 10:26 2 pg
Fees:13.00 Taxes:46.25
20070214-0018695

Property Address:
McMurray Drive, Nashville, TN ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael S. Montgomery, and wife Nancy V. Emme**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Centex Homes a Nevada general partnership, its successors and assigns** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being a tract of land in the twenty-seventh councilmanic district of Nashville, Davidson County, Tennessee. Said tract is located on the northerly margin of McMurray Drive at the westerly margin of McMurray Court and being more particularly described as follows:

Commencing at a concrete monument in the westerly margin of McMurray Court and in the northerly margin of McMurray Drive; thence with said margin, southwestwardly and with a curve to the right having a radius of 420.69 feet, a central angle of 02 degrees 13 minutes 44 seconds, for an arc length of 16.36 feet and a chord bearing and distance of south 43 degrees 52 minutes 21 seconds west, 16.36 feet to an iron rod which is the point of beginning; thence with the northerly margin of McMurray Drive, southwestwardly and with a curve to the right having a radius of 420.69 feet, a central angle of 35 degrees 10 minutes 13 seconds, for an arc length of 258.24 feet and a chord bearing and distance of south 62 degrees 34 minutes 19 seconds west, 254.20 feet to an iron rod; thence, leaving said margin with the easterly line of Gertrude Tidds Ezell of record in deed book 5251, page 918 R.O.D.C.TN., north 11 degrees 50 minutes 07 seconds east, 117.71 feet to an iron rod; thence with said Ezell, north 89 degrees 27 minutes 48 seconds east, 201.49 feet to the point of beginning and containing 14,931 square feet or 0.34 acres more or less. Survey prepared by Ragan Smith Associates, Theodore Joseph Stevenson, II, licensed surveyor, License No. 2136, dated 04/19/06.

This property is one and the same as the property as shown on tax records as .43 acres.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a final decree confirming sale from The Clerk and Master of Davidson County, Tennessee, dated August 9, 2002, and recorded August 29, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 200208290104643.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantors and is not Grantor's marital residence, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 1 day of Feb 2007.

Michael S. Montgomery {Seal}

Nancy V. Emme {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 1 day of Feb. 2007, before me, the undersigned officer, personally appeared Michael S. Montgomery and Nancy V. Emme, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he/she, executed and he/she/ free act and deed.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

My Commission expires: 7-19-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $12,500 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 1 of Feb 2007.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Centex Homes
370 Mallery Station Rd #500
Franklin TN 37067

Person Or Entity Responsible For Payment Of Taxes:
Centex Homes
370 Mallery Station Rd
Ste 500
Franklin, TN 37067
Tax Parcel ID#: 161-00-0 013.00