Davidson County DEEDWARR
Recvd: 06/04/07 09:55 1 pgs
Fees:13.00 Taxes:316.35

20070604-0065877

WARRANTY DEED

AT-2007023

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of May, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Leonard L. Webster, Jr. and Stacey Webster	First Magnus Financial	082-04-0 081.00
900 Montgomery Avenue	603 N. Wilmot Rd	
Nashville, TN 37207	Tucson, AZ 85711	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **S. S. Fouche, Trustee of the Montgomery Family Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Leonard L. Webster, Jr. and spouse, Stacey Webster**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 379, on the Plan of Oakwood Park, of record din Plat Book 421, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description and that part of a street shown as Montgomery Avenue on Bill No. 85-1075 being recorded as Exhibit "A" attached.

Being the same property conveyed to S. S. Fouche, Trustee of the Montgomery Family Trust from Leland D. Watts, married by Warranty Deed dated October 20, 2006 and recorded October 24, 2006 in Instrument #20061024-0131636 and further conveyed recorded on August 8, 2005 in Instrument # 20050808-0092862 and re-recorded on August 11, 2005 in Instrument # 20050811-0095180, Register's Office for Davidson County Tennessee.

( ) **unimproved**
This is (X) Improved property know as 900 Montgomery Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs 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 my/our hand(s) this 31st day of May, 2007

S. S. Fouche, Trustee of the Montgomery Family Trust

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named S. S. Fouche, Trustee of the Montgomery Family Trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 31st day of May, 2007.

Notary Public

My Commission Expires 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC WILLIAMSON COUNTY