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THIS INSTRUMENT WAS PREPARED BY:
EDWARD SEDGEN, ATTORNEY
480 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard H. Montgomery (NAME)	United Mortgagee Servicing Corp. (NAME)	15D 52865
2303 Demarius Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 73-05
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	Par 138

For and in Consideration of the sum of TEN AND NO/100---- *DOLLARS*

Leander Samuel Matts and wife, Elizabeth Ann Matts

have bargained and sold, and by these presents do transfer and convey unto the said LEONARD H. MONTGOMERY ET UX PEGGY B. MONTGOMERY THEIR *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Riverwood Heights Subdivision, as of record in Book 1835, page 42, Register's Office for Davidson County, Tennessee.

SAID Lot No. 31 fronts 100.0 feet on the northeasterly margin of Demarius Drive and runs back between parallel lines measuring 150.0 feet on each line to a dead line in the rear measuring 100 feet thereon.

BEING the same property conveyed to Sam Matts and wife, Elizabeth Ann Matts, by deed from Sumner G. Whitting, by Griffith R. Norfleet, attorney in fact, as Administrator of Veterans Affairs, of record in Book 2743, page 225, Register's Office for Davidson County, Tennessee. The said Sam Matts being one and the same person as Leander Samuel Matts, one of the grantors herein.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address (City or Town)

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 ..... *heirs and assigns, forever.*

And we *do covenant with the said* grantees ..... *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, the grantors ..... *do further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees, their ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 26th *day of* May, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leander Samuel Matts
Leander Samuel Matts

Elizabeth Ann Matts
Elizabeth Ann Matts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail Pegg, a Notary Public in and for said County and State, the within named Elizabeth Ann Matts

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of June, 1966.

Gail Pegg, Notary Public.

Commission Expires May 6, 1969

STATE OF CALIFORNIA
COUNTY OF MARIN

Personally appeared before me, ~~LEANDER SAMUEL MATTS~~ PATRICIA M. BALL, a Notary Public in and for said County and State, the within named

LEANDER SAMUEL MATTS

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mill Valley, Calif., this 26th day of July, 1966.

PATRICIA M. BALL
My Commission Expires Oct. 13, 1968

Patricia M. Ball, Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

LEANDER SAMUEL MATTS ET UX

TO

LEONARD H. MONTGOMERY ET UX

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 7 11 43 AM '66

NOTED: COPY
RECORDING FEE $ 2.25
DEP. REG.

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30994

STATE TAX $ 2.00
PROBATE .50
TOTAL $ 2.50

JUN 7 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUN 7 1966

DOCUMENTARY 20 CENTS 20

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Trust Building
c. Third & Union
NASHVILLE, TENNESSEE

EDWARD GEDDES
ATTORNEY AT LAW
P. O. BOX 1026
[illegible] S ROBERTSON PARKWAY
NASHVILLE, TENNESSEE

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