WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Ben Merritt (NAME:)	Guaranty Mortgage Company (NAME:)	Map 75-14
8224 Luree Lane (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par 3
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------($10.00)----------

Ten Dollars and no/100----------DOLLARS paid in cash by Ben Merritt, and other good and valuable considerations receipt of which is hereby acknowledged, a part of which is that the Purchaser takes the hereinafter described real estate subject to the balance of a loan to Guaranty Mortgage Company in the approximate unpaid principal balance of $13,779.70,

WE, JOHNNY T, MONTGOMERY AND WIFE, WILMA G. MONTGOMERY

This Instrument was prepared by:
DODSON BATSON, Attorney
702 First Amer. Nat'l Bk. Bldg.
Nashville, Tennessee

have bargained and sold, and by these presents do transfer and convey unto the said Ben Merritt his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 113 on the Plan of Hermitage Estates, of record in Book 3300, page 70, Register's Office for said County, as follows:

Said Lot No. 113 fronts 107.2 feet on the easterly side of Luree Lane and runs back 148.2 feet on the northerly line and 148.8 feet on the southerly line to a deadline measuring 55 feet thereon.

Being the same property conveyed to Johnny T.Montgomery and wife, Wilma G.Montgomery by deed from J & G Company of record in Book 3889, page 18, said Register's Office.

Escrow account transferred to Purchaser with assumption of 1967 taxes and insurance.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ben Merritt his heirs and assigns, forever.

And we do covenant with the said Ben Merritt 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, Johnny T.Montgomery and wife, Wilma G.Montgomery do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ben Merritt his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 12 day of April, 1967

x Johnny T. Montgomery
x Mrs. Wilma G. Montgomery

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, R T Presley, a Notary Public in and for said County and State, the within named Johnny T. Montgomery and wife, Wilma G. Montgomery

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

Witness my hand and official seal at Nashville, Tennessee, this 10 day of April, 1967

R T Presley, Notary Public

Commission Expires Feb 16, 1967

STATE OF
County of

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at _____, this _____ day of _____, 19____

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

_____
Notary Public

14,500

WARRANTY DEED

FROM

JOHNNY T. MONTGOMERY, ET UX

TO

BEN MERRITT

69450

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

APR 27 2 18 PM '67

RECORDING FEE $ 1.10
DEP. REG. _____

STATE TAX $ 22.25
PROBATE .50
TOTAL $ 22.75

APR 27 1967 APR 27 2001

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

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

$2275

File
Ben Merritt Realty Co

BOOK 4125 PAGE 743