WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Montague Towers, Inc.	Montague Towers, Inc.	Map 51-8
109 East (NAME) Due West Ave.	109 East Due (NAME) West Ave.	Par. 129
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn.	(STREET ADDRESS) Madison, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Seventeen Thousand and No/100---------- ---------- ($17,000.00)---------- *DOLLARS* cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Robert R. Poe and wife, Sarah F. Poe, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ Montague Towers, Inc., herein called the grantees, 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. 7 on the Map of Due West Montague Subdivision of Tract No. 1 Montague Subdivision, of record in Book 547, page 115, Register's Office for said County.

Said Lot No. 7 fronts 100 feet on the northerly side of Belle Camp Highway and runs back between lines, 214 feet on the easterly line and 215 feet on the westerly line to a dead line in the rear, on which it measures 90 feet.

Being the same property conveyed to Robert R. Poe and wife, Sarah F. Poe, by deed from W. S. McGhee and wife, Villa Elsie McGhee, of record in Book 3937, page 634, Register's Office for Davidson County, Tennessee.

This is improved property, known as 109 Due West Avemue, Madison, Tenn.

This onveyance is made subject to an easement of record in Book 3339, page 561, said Register's Office.

This is (unimproved ( ) improved (X)) property, known as 109 East Due West Avenue, Madison, Tennessee (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;* except as stated herein, and taxes for 1968, which have been pro-rated and assumed by the said grantees. *And* we, the said 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* 7th *day of* October, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert R. Poe

Sarah F. Poe

Deed prepared by owner, Robert R. Poe ,1024 Berwick Trail Madison, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mrs. William M. Peacher, *a Notary Public in and for said County and State,* Robert R. Poe and wife, Sarah F. Poe

the within named bargainor S , *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 Madison, Tennessee. *this* 7th *day of* October, *19* 68.

Mrs. William M. Peacher *Notary Public*

Commission expires 1/28/71

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 .....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $17000.00. Affiant Mrs. William M. Peacher
Subscribed and sworn to before me this 14 day of Oct 1968
Deputy Register B Rumble

OCT 14 68	CONV	17,000.00				
OCT 14 68	S'TAX		B*	44.20		
OCT 14 68	PR'FEE		B*	.50		
OCT 14 68	W'DEED		B*	3.00	*	47.70

WARRANTY DEED

FROM
Robert R. Poe Et Ux

TO
Montague Towers, Inc.

A 17012

IDENTIF. REFERENCE

OCT 14 2 39 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee