WARRANTY DEED

BOOK 4490 PAGE 62

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John L. Freund et ux (NAME)	Security Federal Sav. & Loan Assn. (NAME)	Map 83-15
2709 Noonan Drive, (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	Par. 108
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

FOR AND IN CONSIDERATION of the sum of ($10.00)

TEN AND NO/100 *Dollars,*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Burnice N. Montgomery and wife, Frances L. Montgomery

have this day bargained and sold, and do hereby transfer and convey unto the said John L. Freund and wife, Linda Speck Freund, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being lot No. 125 on the Plan of Portland Park, Section Two, as of record in book 2900, page 40, Register's Office for said County. Said lot No. 125 fronts 100 feet on the easterly side of Noonan Drive and runs back between lines 193.8 feet on the northeasterly side and 168.5 feet on the southwesterly side to a dead line in the rear on which it measures 130.4 feet.
Being the same property conveyed to Burnice N. Montgomery and wife, Frances L.Montgomery, by deed from Jones & Land Co., of record in book 2995, page 169, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along the northerly line of premises, 15-foot easement for public utilities along the rear line of premises, 40-foot building setback line from Nocnan Drive, and conditions of owners certificate, as shown on plan of record in book 2900, page 40, Register's Office for Davidson County, Tennessee, and restrictions of record in book 2963, page 612, Register's Office for Davidson County, Tennessee, as amended by instrument of record in book 3431, page 127, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $24,100.00

Subscribed and sworn to before me, this the 30th day of March, 1971.

Affiant

My commission expires August 17, 1972.
(Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John L. Freund and wife, Linda Speck Freund, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John L. Freund and wife, Linda Speck Freund, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 30th *day of* March, 19 71.

Burnice N. Montgomery

Frances L. Montgomery

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Paul K. Brown, *a Notary Public in and for said County and State,* ~~John L. Freund and wife Sylvia Freund~~ Burnice N. Montgomery and Frances L. Montgomery *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 Nashville *Tennessee, this* 30th *day of* March, *19*71.

Paul K. Brown *Notary Public*

Commission expires August 17, 1972.

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.....

MAR 31 7[illegible]	CONV	24,100.00				
MAR 31 7[illegible]	S'TAX		A*	62.66		
MAR 31 7[illegible]	PR'FEE		A*	.50		
MAR 31 7[illegible]	W'DEED		A*	3.00	*	66.16

WARRANTY DEED

FROM

Burnice N. Montgomery et ux

TO

John L. Freund et ux

File: Security Fed. box

B 0 9 4 3 4

IDENTIF. REFERENCE

MAR 31 3 16 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE