Prepared by: Robert Pope atty
Stockmon Bldg
Nash. Tenn

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Drake, Sr., Et Ux	Same	GM 54B2
(NAME:)	(NAME:) BOOK 4812 PAGE 298	81-11
1126 East Delmus Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	27
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	12W

For and in Consideration of the sum of Eleven Thousand Five Hundred and 00/100 ---------- ($11,500.00) ---------- *DOLLARS*

cash in hand paid by Frank Drake, Sr. and wife, Annie Lee Drake, the receipt of which is hereby acknowledged, . .

We, Robert J. Montgomery and wife, Mary Frances Montgomery *have bargained and sold, and by these presents do transfer and convey unto the said* Frank Drake, Sr. and wife, Annie Lee Drake, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the northerly 53 feet of the westerly 34 feet of Lot No. 314 on J.M., T.J. and G.W. Hardings Plan, as of record in Book 21, page 80, Register's Office for said County.
Said part of Lot No. 314 fronts 34 feet on the southerly side of Buchanan Street, formerly Hydes Ferry Turnpike, and extends back between parallel lines with the easterly side of 22nd Avenue North, formerly Alamo Street, 53 feet to a dead line in the rear.
Being the same real property conveyed to Robert J. Montgomery by deed from Ada L. Certain of record in Book 3922, page 676, Register's Office for Davidson County, Tennessee.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $11,500.00. Affiant Frank Drake
Subscribed and sworn to before me this 16th day of May 1974
Deputy Register W. W. Williams

This is improved ( ) unimproved (X) property, known as 1126 Buchanan Street, Nashville, 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 Frank Drake, Sr. and wife, Annie Lee Drake, 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, Robert J. Montgomery and wife, Mary Frances 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* Frank Drake, Sr. and wife, Annie Lee Drake, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 16 *day of* February, *19*74, ~~this corporate party, by its duly authorized officers on said day and date.~~

Robert J. Montgomery
Mary Frances Montgomery

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me Robt H. Polk, a Notary Public in and for said County and State, Robert J. Montgomery and wife, Mary Frances 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 Davidson County Tennessee, this 28th day of February, 19 74

Robt H. Polk
Notary Public

Commission expires 4-30-75

State at Large -

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 _____

MAY-6 CONV 11,500.00
MAY-6 S'TAX A* 29.90
MAY-6 PR'FEE A* .50
MAY-6 W'DEED A* 4.00 * 34.40

WARRANTY DEED

FROM

ROBERT J. MONTGOMERY, ET UX

TO

FRANK DRAKE, SR., ET UX

C 52872

IDENTIF. REFERENCE

MAY 6 9 55 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE