This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

ROY EDWARD MONTFORT ET UX

RETURN TO CLYDE PAUL HOLLAND, ATTY. 2016 Parkway Towers Bldg. Nashville, Tennessee 37219

TO

LARRY WAYNE TALLMAN ET UX

For draftsman's use

This instrument prepared by CLYDE PAUL HOLLAND, ATTY. 2016 Parkway Towers Bldg. Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Wayne Tallman (NAME)	First and Mid-South Mortgage Co. (NAME)	41 - 11
4012 Oxbow Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	119
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE
MAY 7 10 20 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$25,000.00 Larry Wayne Tallman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF April 1974.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

C53068

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

----------($10.00)---------- DOLLARS

cash in hand paid by Larry Wayne Tallman and wife, Deborah Ann Tallman, and other good and valuable considerations, receipt of which is hereby acknowledged,

ROY EDWARD MONTFORT AND WIFE, IRENE MARIE MONTFORT

have bargained and sold, and by these presents do transfer and convey unto the said

LARRY WAYNE TALLMAN AND WIFE, DEBORAH ANN TALLMAN

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. 26 on the Plan of Bellshire Estates, Section I, of record in Book 2133, page 124, Register's Office for said County.

SAID Lot No. 26 has frontages of 201.5 feet on the westerly side of Oxbow Drive and 120.0 feet on the southerly side of Bell Lane connected by a curved line 39.3 feet long at the southwest corner of the intersection of said Drive and Lane, and runs back 205.9 feet on the southerly line and 307.0 feet on the westerly line to a point at the rear.

BEING the same property conveyed to Roy Edward Montfort and wife, Irene Montfort, by deed from Billy Wayne Stanley and wife, Patricia Sue Stanley, of record in Book 4681, page 593, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 2133, page 124, said Register's Office, which shows an Owner's Certificate, a 50 foot minimum building setback line from Oxbow Drive, and a 60 foot minimum building setback line from Bell Lane and a 10 foot easement for public utility purposes along the southerly line of said lot, and a 3 x 15 foot utility anchor easement located near the northeasterly corner of said lot; and to Restrictive Covenants of record in Book 2298, page 109, Register's Office for Davidson County, Tennessee.

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This is { unimproved / improved } property, known as 4012 Oxbow Drive, Nashville, Tennessee 37207.
(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 Larry Wayne Tallman and wife, Deborah Ann Tallman, their heirs and assigns, forever.

And we do covenant with the said Larry Wayne Tallman and wife, Deborah Ann Tallman 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 of record.

And we, Roy Edward Montfort and wife, Irene Marie Montfort do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Larry Wayne Tallman and wife, Deborah Ann Tallman, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 29th day of April, 1974.

Roy Edward Montfort
ROY EDWARD MONTFORT

Irene Marie Montfort
IRENE MARIE MONTFORT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROY EDWARD MONTFORT and wife, IRENE MARIE MONTFORT

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 29th day of April, 19 74.

Notary Public

Commission expires 1-31-78

CLYDE P. HOLLAND * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

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 ...

MAY-7 CONV 25,000.00
MAY-7 TAX A* 65.00
MAY-7 PR FEE A* .50
MAY-7 WDEED A* 4.00 * 69.50

...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 ...