This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

William Lee Taylor Et Ux

TO

Gary R. Montague 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
Gary R. Montague (NAME)	Noel-Palmer Company (NAME)	162-2
206 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	21st Floor Parkway Towers (STREET ADDRESS)	218
Antioch, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

Sep 30 8 33 AM '74

FELIX E. DUPONCE
DAVIDSON COUNTY, TENN.

C73039

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 24,535.10

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 19 74

Notary Public

MY COMMISSION EXPIRES August 21, 1976

(AFFIX SEAL)

NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- DOLLARS
cash in hand paid by Gary R. Montague and wife, Sylvia S. Montague, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Gary R. Montague and wife, to pay the unpaid balance of a loan in the original amount of $19,900, secured by deed of trust of record in Book 4479,page 113, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

WILLIAM LEE TAYLOR and wife, CECILE JOYCE TAYLOR

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

GARY R. MONTAGUE and wife, SYLVIA S. MONTAGUE

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND inDavidson County, Tennessee, being Lot No. 2 on the Plan of Colemont Heights, Section I, of record in Book 4300, page 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 85 feet on the northeasterly side of Tusculum Road and runs back 151.61 feet on the southeasterly line and 151.27 feet on the northwesterly line to a rear line on which it measures 86.12 feet.

BEING the same property conveyed to William Lee Taylor and wife, Cecile Joyce Taylor by deed from Raymond G. Bucklew and wife, Catherine K. Bucklew of record in Book 4733, page 454, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot minimum building setback line from Tusculum Road and a 10-foot easement for public utility and drainage purposes along the rear line of said lot, and a 7 1/2 foot easement for drainage purposes along the northwesterly line of said lot, and a 2 1/2 x 25-foot utility anchor easement located on the westerly front corner of said lot; restrictions of record in Book 4445, page 174, Register's Office for Davidson County, Tennessee.

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This is (unimproved ( ) / improved (X)) property, known as 206 Tusculum Road (House Number) (Street) Antioch, 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 GARY R. MONTAGUE and wife, SYLVIA S. MONTAGUE their heirs and assigns, forever.

And we do covenant with the said GARY R. MONTAGUE and wife, SYLVIA S. MONTAGUE 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, William Lee Taylor and wife, Cecile Joyce Taylor do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GARY R. MONTAGUE and wife, SYLVIA S. MONTAGUE their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 24th day of September, 1974

X William Lee Taylor
WILLIAM LEE TAYLOR

X Cecile Joyce Taylor
CECILE JOYCE TAYLOR

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~X } OBION

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Lee Taylor and wife, Cecile Joyce Taylor

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 Union City,

Tennessee, this 24th day of September, 19 74

Evelyn Higgins, Notary Public.

Commission expires 1-10-77

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 .....

SEP 30 CONV 24,535.10
SEP 30 S'TAX A* 63.70
SEP 30 PA FEE A* .50
SEP 30 W'DEED A* 4.00 * 68.20

....., Notary Public.

Commission expires .....