BOOK 4979 PAGE 365 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37157

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 1975

Notary Public

MY COMMISSION EXPIRES: 11-20-1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Montgomery (NAME)	Home Federal Savings & Loan (NAME)	5D 44307
3905 Creekside Dr. (STREET ADDRESS OR ROUTE NUMBER)	230 4th Ave. North (STREET ADDRESS)	Map 148 10
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	Par 38

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rufus E. McKenzie Jr. and wife, Edith R. McKenzie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Montgomery, unmarried

HEREINAFTER 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. 49 on the Plan of of Locustwood Subdivision, Section 5, as of record in Book 2663, page 43, Register's Office for said County.

Said Lot No. 49 fronts 65 feet on the curving northerly margin of Creekside Drive and runs back 229.8 feet on the easterly line and 210 feet on the westerly line to a broken line in the rear on which it measures 163.6 feet.

Being the same property conveyed to Rufus E. McKenzie Jr. and wife, Edith R. McKenzie by deed from Jerry E. Neal and wife, Linda F. Neal, as of record in Book 4727, page 899, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4727, page 901, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 3905 Creekside Drive, Nashville, TN. 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12th day of December, 19 75

Rufus E. McKenzie Jr.

Edith R. McKenzie

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rufus E. McKenzie Jr. and wife, Edith R. McKenzie

the 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 12th day of December 1975

Commission expires 11-20-1976

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Rufus E. McKenzie, Jr. et ux

TO Richard A. Montgomery

D 28200

IDENTIF. REFERENCE

DEC 15 9 59 AM '75

FELIX A. NELSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

DEC 15 75	CONV	27,157.00			
DEC 15 75	S'TAX		B*	70.72	
DEC 15 75	PR'FEE		B*	.50	
DEC 15 75	W'DEED		B*	4.00	* 75.22