BOOK 4930 PAGE 55

THIS INSTRUMENT PREPARED BY
Thompson, Liebengood, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank Montgomery, Jr. and Freddie Montgomery	Commerce Union Bank	Map 156-2
(NAME) 617 Harpeth Knoll Road	(NAME) 400 Union Street	Parcel 36
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37221	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 - ($10.00) *Dollars,*

D 5 8 E O S

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the agreement by Grantees to assume present indebtedness evidenced by Deed of Trust of record in Book 4690, page 585, Register's Office for Davidson County, Tennessee, which had been previously assumed by Grantors as of record in Book 4747, page 201, said Register's Office,

We, Felix Martin Puryear and wife, Janell Lumpkins Puryear,

have this day bargained and sold, and do hereby transfer and convey unto the said Frank Montgomery, Jr. and wife, Freddie Montgomery, their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 384 on the Plan of Harpeth Valley Park, Section III, as of record in Book 4175, page 15, Register's Office for said County.

Said Lot No. 384 fronts 95 feet on the westerly side of Harpeth Knoll Road, and extends back 180.6 feet on the northerly line and 183.4 feet on the southerly line to a dead line in the rear on which it measures 41.6 feet.

Being the same property conveyed to Felix Martin Puryear and wife, Janell Lumpkins Puryear, by deed from Clifford A. Thompson and wife, Shirley S. Thompson, of record in Book 4747, page 201, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions: (1) 1975 taxes to be prorated and assumed by Grantee; (2) restrictive covenants of record in Book 4237, page 179 and Book 3857, page 858, said Register's Office; (3) Plan of record in Book 4175, page 15, said Register's Office; (4) all visable easements and applicable zoning ordinances and building regulations; (5) assumption of Deed of Trust as provided for above,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,000.00

Subscribed and sworn to before me, this the 15th day of December 1975

Affiant

My commission expires: My Commission Expires August 15, 1979

Notary Public

This is improved (XX) unimproved ( ) property, known as 617 Harpeth Knoll Road, Nashville, Tennessee 37221
(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 Frank Montgomery, Jr. and wife, Freddie Montgomery, 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,* except as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Frank Montgomery, Jr. and wife, Freddie Montgomery, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 15th *day of* December, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Felix Martin Puryear

Janell Lumpkins Puryear
Janell Lumpkins Puryear

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George V. CRAWFORD, JR., a Notary Public in and for said County and State, Felix Martin Puryear and Janell Lumpkins Puryear

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 15th day of December, 1975.

George V. Crawford Jr. Notary Public

Commission expires: My Commission Expires August 15, 1979

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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.....

DEC 16 75 CONV 48,000.00
DEC 16 75 S'TAX B* 124.80
DEC 16 75 PR'FEE B* .50
DEC 16 75 W'DEED B* 4.00 * 129.30

WARRANTY DEED

FROM

FELIX MARTIN PURYEAR, ET UX

TO

FRANK MONTGOMERY, JR., ET UX

D 28502

IDENTIF. REFERENCE

DEC 16 4 19 PH '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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