BOOK 5031 PAGE 598

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James E. Montgomery, et ux	First Federal Savings & Loan	104-11-140
(NAME)	(NAME)	
2521 Fairfax Avenue	Union at Fourth	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged, we,

OVAL B. SULLINS, JR., AND WIFE, OPAL L. SULLINS,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. MONTGOMERY AND WIFE, SANDRA D. MONTGOMERY

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

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7 Register's Office for said County.

Said Lot No. 18 fronts 60 feet on the southerly side of Jones Avenue now Fairfax Avenue and runs back between parallel lines 185 feet to an alley.

Being the same property conveyed to Oval B. Sullins, Jr. and wife, Opal L. Sullins by deed from Wilhelmine S. Dobson, a widow, of record in Book 4811, page 565, Register's Office for said County.

This conveyance is subject to easements, restrictions, set back lines of record, and taxes for 1976, applicable to said property.

unimproved ( )
This is improved (X) property, known as 2521 Fairfax Avenue (House Number) (Street)
Nashville, Tennessee 37205
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 2nd day of June, 19 76.

OVAL B. SULLINS, JR. OPAL L. SULLINS

Oval B. Sullins Jr.
Opal L Sullins

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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 OVAL B. SULLINS, JR. AND WIFE, OPAL L. SULLINS

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 1st day of June, 1976.

My commission expires 11-13-1979 Notary Public Jenna H. Sander

STATE OF TENNESSEE
COUNTY OF

Before me, ~~JOIN JR CONV~~ 31,500.00, a Notary Public of the State and County aforesaid, personally appeared ~~JOIN JR STAX~~ $ 81.50 and with whom I am personally acquainted, and who, upon oath, acknowledged ~~JOIN JR WTEE~~ $ .50 to be and respectively of the ~~JOIN JR DEED~~ $ 4.00 + 86.40, the within named bargainor, a corporation, and that as such and being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in, this day of, 19.

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 31,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Harriet C Montgomery

Sworn to and subscribed before me this 1st day of June, 1976.

My commission expires 11-13-1979 Notary Public Jenna H. Sander

This instrument was prepared by:
This instrument prepared by

Name		Address
STEPHENSON AND LACKEY	First Federal Building	Nashville, Tennessee 37219

WARRANTY DEED

FROM

OVAL B. SULLINS, JR., and wife, OPAL L. SULLINS

TO

JAMES E. MONTGOMERY, and wife, SANDRA D. MONTGOMERY

D 52036

IDENTIF. REFERENCE

JUN 3 2 36 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

File 1st Federal