BOOK 5262 PAGE 163 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,499.56

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 1978

Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Alan L. Saturn, Attorney 20th Fl First American Center Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F. DON MONTGOMERY ,JR. et ux	NATIONAL HOMES ACCEPTANCE CORP.	Map 132-16
(NAME)	(NAME)	
616 Dunston Drive	P. O. BOX 250	Par 89
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Lafayette, Indiana 47902	6DU 24620
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, ANNA BOWERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO F. DON MONTGOMERY, JR. and wife, BARBARA J. MONTGOMERY

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. 655 on the Plan of Caldwell Hall, Section 7, as of record in Book 3300, Page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 655 fronts 100 feet on the northerly margin of Dunston Drive and extends back 137.5 feet on the easterly line and 106.3 feet on the westerly line to a dead line in the rear measuring 62.8 feet thereon.

BEING the same property conveyed to Anna Bowers by deed from M. Brent Barry and wife, Pamela Ann Barry of record in Book 5215, Page 917, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Baker Mortgage Company of record in Book 5059, Page 2013, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (X) unimproved ( ) property, known as 616 Dunston Drive Nashville, Tennessee 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 my hand this 13th day of March, 19 78

ANNA BOWERS

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 ANNA BOWERS

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of March 19 78

Commission expires 8/15/79

Betty G. Chilcutt
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

ANNA BOWERS

TO

F. DON MONTGOMERY and wife,

BARBARA J. MONTGOMERY

PLEASE FILE IN BOX "7"
ALAN L. SATURN, ATTORNEY
20th FL. FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

154653

IDENTIF. REFERENCE

MAR 14 1 35 PM '78

REGISTER
DAVIDSON COUNTY, TENN.

MAR 14 78	CONV	36,499.56			
MAR 14 78	S'TAX		B*	94.90	
MAR 14 78	PR'FEE		B*	.50	
MAR 14 78	W'DEED		B*	4.00	* 99.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.