WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,175.00

Fred D. Montgomery, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June 19 78

Carolyn Woods
Notary Public

MY COMMISSION EXPIRES: 1-20-82
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Fred E. Cowden, Jr., Suite 303, 4515 Harding Road, Nashville, Tennessee 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred D. Montgomery, Jr. (NAME)	SAME (NAME)	117-12
Rt. 5, Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O 51-52
Brentwood, TN 37027 (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, O.H. MASON and wife, DOROTHY B. MASON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED DON MONTGOMERY, JR.

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 Nos. 3 and 4 on the Map of the Resubdivision of Lot Nos. 1 and 2, Hawthorne Subdivision of record in Book 5210, page 51, Register's Office for said county.

SAID Lot No. 3 fronts 70.0 feet on the southerly margin of Clifton Avenue and extends back 259.60 feet on the easterly line and 269.24 feet on the westerly line to a dead line in the rear measuring 70.66 feet thereon.

SAID Lot No. 4 fronts 70.0 feet on the southerly margin of Clifton Avenue and extends back 269.43 feet along the easterly line which is a broken line and 259.60 feet along the westerly line to a dead line in the rear measuring 86.51 feet thereon.

BEING part of the same property conveyed to O.H. Mason and wife, Dorothy B. Mason by deeds from Glenn Sutton and Lynn A. Sutton of record in Book 5250, page 260 and Book 5250, page 262, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Lots 3 & 4, Resub of Hawthorne Subdivision
(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 6th day of June, 19 78

O.H. Mason
O.H. MASON

Dorothy B. Mason
DOROTHY B. MASON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named O.H. Mason and wife, Dorothy B. Mason

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 6th day of June, 1978

Commission Expires 5-3-80 Carolyn Barnes, Notary Public

STATE OF _____
_____ 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 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____ Notary Public

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IDENTIF. REFERENCE

JUN 8 9 07 AM '78

FELIX Z. WILSON Jr. REGISTER
DAVIDSON COUNTY, TENN.

JUN-8 78	CONV	25,175.00			
JUN-8 78	S'TAX		B*	65.52	
JUN-8 78	PR'FEE		B*	.50	
JUN-8 78	W'DEED		B*	4.00	* 70.02

WARRANTY DEED

FROM
O.H. MASON and wife,

DOROTHY B. MASON

TO
FRED DON MONTGOMERY, JR.

TITLE INSURED BY POLICY NUMBER:
43-013-23913F

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York