Address New Owner:	Send Tax Bills to:	Map/Parcel
James R. Hillin, etux	Shearson/American Express	Map 148-15
2239 Chickering	P. O. Box 1201	Par 112
Nashville, Tenn. 37215	San Bernardino,CA 92402	5DU-71558

WARRANTY DEED

FOR AND IN CONSIDERATION 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, GERALD MONTGOMERY and wife, BARBARA MONTGOMERY, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said JAMES R. HILLIN and wife, NANCY T. HILLIN, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plat of Apache Hills, Section V, Part 2, as of record in Book 5050, Page 39, Register's Office for said County.

Said Lot No. 61 fronts 40 feet on the northwesterly margin of Arapaho Court and extends back 121.12 feet on the southeasterly line and 90.10 feet on the northeasterly line to a line on the rear on which it measures 109.48 feet.

Being the same property conveyed to GERALD MONTGOMERY and wife, BARBARA MONTGOMERY by deed from William B. Young and wife, Ruth Juanita Young, of record in Book 6161, Page 578, Register's Office for Davidson County, Tennessee.

This instrument is made subject to a deed of trust of record in Book 5306, Page 489, and re-recorded in Book 5337, Page 728, said Register's Office, which the Grantees herein assume and agree to pay the remaining unpaid principal balance, Restrictive covenants of record in Book 5040, Page 357, said Registger's Office, the Plan of record in Book 5050, Page 39, said Register's Office and to all all applicable local government planning, building and zoning regulations.

The property herein conveyed is being sold in "as is" condition.

This is improved property known as 4612 Arapaho Court, Antioch, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JAMES R. HILLIN and wife, NANCY T. HILLIN, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered except as herein stated.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate 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

3531 94/12 135.00- CHECK

shall be applicable to all genders. BOOK 6270 PAGE 735

WITNESS our hands on this the 13th day of April, 1984.

Gerald Montgomery
GERALD MONTGOMERY

Barbara Montgomery
BARBARA MONTGOMERY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

Nancy J. Fellin
AFFIANT

Subscribed and sworn to before me on this the 13th day of April, 1984.

Linda Worden
NOTARY PUBLIC

My commission expires: 10/21/84.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GERALD MONTGOMERY and wife, BARBARA MONTGOMERY, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Brentwood, Tennessee, this 13th day of April, 1984.

Linda Worden
NOTARY PUBLIC

My commission expires: 10/21/84.

I 1 5 5 1 4

IDENTIFICATION REFERENCE

APR 18 8 01 AM '84

FELIX PHILLIPSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6270 PAGE 736

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			38000.00- CONT.	
			99.80 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	105.30-
			8551A04/16/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 5 5 1 4

IDENTIF. REFERENCE

APR 16 8 02 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 28280