FILE BOX 45

BOOK 5644 PAGE 502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,529.88

Marie Brapham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 19 85

Patricia Ann Johnson
Notary Public

MY COMMISSION EXPIRES: 10.20.'85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME			ADDRESS			
ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
George H. Montgomery			Owner			Map 68,
(NAME)			(NAME)			Parcel 60
Rt. 3 Hydes Ferry Pike						
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			
Nashville, TN						
(CITY)	(STATE)	(P.O. ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND 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, John Robert Martin and wife, Bonnie Martin and L.H. Melton and wife, Martha Melton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George H. 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.

BEGINNING at a point in the northerly margin of Hydes Ferry Pike, the SW corner of this tract and SE corner of Tract No. 1 above; thence along the common line of said two tracts, N 6 deg. 57' 33" E 832.12 feet to a point; thence S 86 deg. 45' E 237.45 feet to a point; thence S 4 deg. 45' 30" W 891.57 feet to a stake and S 4 deg. 45' 30" W 17.0 feet to a point in the notherly margin of Hydes Ferry Pike; thence with said margin in a westerly direction 59.20 feet; thence N 4 deg. 45' 30" E 20 feet; thence 225.96 feet westerly to the point of beginning, and containing 5.02 acres, more or less.

BEING the same property conveyed to John Robert Martin and L. H. Melton by deed from James W. Stinnett, Jr., of record in Book 4797, Page 155, Register's Office for said County.

32959

IDENTIFICATION REFERENCE

AUG 30 2 15 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as Rt. 3 Hydes Ferry Pike (House Number) (Street) Nashville, TN (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 heir 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 covey 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 28th day of August, 19 85

John Robert Martin

L.H. Melton

Bonnie Martin

Martha Melton

2732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Robert Martin and L. H. Melton and Bonnie Martin and Martha Melton

(or proved to me on the basis of satisfactory evidence

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 28th day of August, 1985

Commission expires 7-18-87

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

John Robert Martin and L. H. Melton

TO

George H. Montgomery

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

4529.88- CAMT.
11.70 CSTAX
.50 PRFEE
6.00 WDECD
CHECK 18.20-
2732A08/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32959

IDENTIFICATION REFERENCE

AUG 30 2 15 PM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 168573