file 23

Address New Owner as follows:	Send tax bills to:	Map & Parcel
Larry Hall, Trustee 3937 Gallatin Rd. Nashville, TN 37216	Same	Map 71-16 Parcel 254 20W-32205

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, Jennie M. Wingo Montgomery, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said Larry Hall, Trustee with full power to mortgage, sell or convey without resort to beneficiaries, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 55 feet of Lots Nos. 262, 263, 264 and 265 on the map of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said part of Lots Nos. 262, 263, 264, and 265 fronts 55 feet on the southerly side of Mile End (Douglas) Avenue and runs back 113 feet, more or less, on the easterly line and 113-1/2 feet on the westerly line, with the easterly margin of an alley, to the northerly line of Lot No. 266.

Being the same property title to which was vested in Jennie M. Wingo Montgomery by decree of the Fourth Circuit Court of Davidson County, Tennessee, in the cause of Montgomery v. Montgomery, in Minute Book 38, page 286, and by deed from Mack Estes and G. M. Walker, of record in Book 1450, page 227, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the plan of record in Book 421, page 12, Register's Office for said County.

This property is conveyed in "As Is" condition.

Jennie M. Wingo Montgomery is unmarried.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 704 Douglas Avenue, Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Larry Hall, Trustee with full power to mortgage, sell or convey without resort to beneficiaries, his heirs and assigns forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 11th day of October, 1985.

Jennie M. Wingo Montgomery

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennie M. Wingo Montgomery, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 11th day of October, 1985.

Linda Worden
NOTARY PUBLIC

My commission expires: 4/17/88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

Affiant

Subscribed and sworn to before me this the 11th day of October, 1985.

Linda Worden
NOTARY PUBLIC

My commission expires: 4/17/88.

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
OCT 11 3 11 PM '85

IDENTIFICATION REFERENCE

4405.1

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6680 PAGE 947

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

12000.00- CAMT.
31.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 37.70-
6023A10/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4405 I.

IDENTIFICATION REFERENCE

OCT 11 3 14 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 181524