File 36

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James M. Smith (NAME)	Mellon Financial Services (NAME)	96-16
753 Fitzpatrick (STREET ADDRESS OR ROUTE NUMBER)	3850 N. Causeway Blvd. Suite 1800 (STREET ADDRESS)	Par 121 Js
Nashville, TN 37214 (CITY) (STATE) (ZIP CODE)	Metairie, LA 70002-1725 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6734 PAGE 250

For and in consideration of the sum of Ten Dollars and No/100---------- DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Mellon Financial Services, secured by a deed of trust of record in Book 6096, page 143, Register's Office of Davidson County, Tennessee, and the assumption of the escrow account therewith

John R. Montgomery and wife,
Linda S. Montgomery

have bargained and sold, and by these presents do transfer and convey unto the said James M. Smith

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 4 on the Plan of Larchwood, Section "One A," as of record in Plat Book 5060, page 137, Register's Office, Davidson County, Tennessee, reference to which plan is hereby made for a more complete and detailed description.

Being the same property conveyed to John R. Montgomery and wife, Linda S. Montgomery by deed from D. Don Underwood and wife, of record in Book 6096, page 140, Register's Office, Davidson County, Tennessee.

As an additional consideration herein, vendee expressly assumes the obligations of the vendor, John R. Montgomery, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

Vendee further agrees that any subsequent release granted to the vendor herein by the Veterans Administration or the holder of the aforementioned promissory note (or either of them) their successors or assigns, will not in any manner whatsoever impair, reduce or modify the obligations assumed herein and that vendee shall remain obligated to the Veterans Administration and the holder of the aforementioned promissory note, their successors or assigns in the same manner as if vendee had been the original and sole obligor.

unimproved ( )
This is improved ( ) property, known as 753 Fitzpatrick Road (House Number) (Street)
Nashville, Tennessee 37214
(P. O. Address) (City or Town) (Zip Code)

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. except for 1985 taxes; Plan in Bk. 5060, pg 137; restrictive covenants in Bk. 5158, pg 918

Whenever 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 hands this 10th day of December, 1985.

John R. Montgomery by Don Letts his attorney in fact
John R. Montgomery

Linda S. Montgomery by Don Letts her attorney in fact
Linda S. Montgomery

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, John R. Montgomery and wife, Linda S. Montgomery

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this ____ day of December, 19 85.

NOTARY PUBLIC

My commission expires:
10-24-88

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this ____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 71,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

James M. Smith

Sworn to and subscribed before me
this 10 day of December, 19 85.

My commission expires 10-24-88 Notary Public Gail P. Pigg

This instrument was prepared by:

Gail P. Pigg, Attorney First Floor Suite, 219 2nd Ave., N., Nashville, TN

Name Address 37201

WARRANTY DEED

FROM

John R. Montgomery and wife,

Linda S. Montgomery

TO

James M. Smith

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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State of Tennessee)
County of Davidson)

On this 10th day of December, 1985, before me personally appeared Don Laeture, to me known to be the person who executed the forgoing instrument in behalf of John R. Montgomery and wife Linda L. Montgomery acknowledged that he executed the same as the free act and deed of said John R Montgomery and wife Linda L Montgomery

Witness my hand and seal at Nashville this 10th day of December, 1985.

Gail Pigg
Notary Public

Commission Expires: 10/24/88

8078.0

IDENTIFICATION REFERENCE

Dec 12 3 28 PM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

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	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
			185.50	
			.50	
			5.00	
			CHECK	190.40-
			5960412/12/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 0 7 8 0

IDENTIFICATION REFERENCE

Dec 12 3 08 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 200954