TJE

TJE232:05/11/87
CUB501-862

WARRANTY DEED

BOOK 7238 PAGE 496

THIS INSTRUMENT WAS PREPARED BY
DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

Address New Owner as follows:	Mortgagee:	Map-Parcel No.
Stephen M. Burton	Commerce Union Bank	
4400 Shy's Hill Road	One Commerce Place	84-1-68
Nashville, TN 37215	Nashville, TN 37219	

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, N. Eddie Montgomery and wife, Susan B. Montgomery, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Stephen M. Burton, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

See Exhibit A attached hereto and incorporated by reference as fully as though copied herein.

This is improved property, known as 2621 Air Park Drive, Nashville, Tennessee 37206-1040.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and we do covenant with the said GRANTEE 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 successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands this 14 day of May, 1987.

N. Eddie Montgomery

Susan B. Montgomery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $350,000.00.

Affiant

Subscribed and sworn to before me this 14th day of May, 1987.

NOTARY PUBLIC

My Commission Expires: 11/12/89

STATE OF TENNESSEE
DAVIDSON COUNTY
FEB 3 '89

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 N. Eddie Montgomery and wife, Susan B. Montgomery, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 11th day of May, 1987.

Tillman M Lord
NOTARY PUBLIC

My Commission Expires: 11/12/89

EXHIBIT A

D E S C R I P T I O N

Land in the 15th Civil District of Davidson County, Tennessee, being part of Lots Nos. 1 and 2 and part of a tract marked "J.B. Armstrong" on the Map of J. B. Armstrong's Division of the Lellyett Tract, as of record in Book 161, page 51, Register's Office for said County, and being Lot No. 1 on the plat of revised Lot No. 1 of the Ernest W. Colbert property, formerly Cornelia Fort, not of record, described according to a survey made by Joel B. Spaulding, Engineer, dated June, 1960, as follows:

Beginning at a monument in the northeasterly margin of Air Park Drive, being the south corner of Lot No. 40 on the Plan of Dugger Heights, Section III, as of record in Book 1835, page 54, said Register's Office; thence with the southeasterly line of Lot No. 22 and 40 of said Dugger Heights; Section III, North 49 deg. 49 min. East 402.4 feet to a monument at the common corner of Lots Nos. 21 and 22 of said Dugger Heights, Section III, and Lots Nos. 1 and 3 of said Colbert property; thence with the line between said Lots Nos. 1 and 3, South 39 deg. East 100 feet in the northeasterly margin of said Drive; thence with the same, North 46 deg. 58 min. West 7.15 feet to the beginning of a curve; thence with the same around a slight curve to the right having a radius of 475 feet, northwesterly 92.85 feet to the beginning.

Being the same property conveyed to N. Eddie Montgomery by deeds of record in Book 6503, page 623, and Book 7236, page 668, Register's Office for Davidson County, Tennessee.

2.65 I 7:

IDENTIFICATION REFERENCE

MAY 15 4 19 PM '87

FELIX Z. WILSON II 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

350000.00- CAMT.
980.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 989.50-
7911A05/15/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.6.5 1 7.

IDENTIFI REFERENCE

MAY 15 4 20 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.82441