1 ... box 8

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Margaret Montgomery
117 Windsor Terrace
Nashville, TN 37221

MORTGAGEE:
Investors Federal Savings Bank
109 Walton Ferry Road
Hendersonville, TN 37075

MAP-PARCEL NUMBERS:
MAP 143-00-0
PARCEL 044C0
9D-79043

BOOK 7455 PAGE 317

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steven G. Hall and wife, Kathryn S. Hall hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Margaret Montgomery, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 117 on the plan of Windsor Terrace Condominiums, Phase II, Tract A, of record as Exhibit "C" to an Amendment to Master Deed which Amendment is of record in Book 7436, page 667, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being part of the same property conveyed to Steven G. Hall by deed from Harvey P. Wells and wife, Dorothy Wilma Wells of record in Book 6614, page 6 and as corrected by Quitclaim Deed of record in Book 6800, page 413, Register's Office for Davidson County, Tennesssee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7150, page 921 and amended in Book 7436, page 667, said Register's Office.

This instrument is executed on behalf of Steven G. Hall and wife, Kathryn S. Hall by William J. Cochrane as their Attorney in Fact pursuant to a recorded Powers of Attorney of record in Book 7442, page 783 and Book 7268, page 215, Register's Office for Davidson County, Tennessee.

This is (~~un~~)improved property, known as 117 Windsor Terrace, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 22nd day of January, 1988.

Kathryn S. Hall By: William J. Cochrane
Kathryn S. Hall by: William J. Cochrane, Attorney in Fact

Steven G. Hall By: William J. Cochrane
Steven G. Hall by: William J. Cochrane, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 7455 PAGE 318

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 72,000.00 .

Margaret Montgomery
Affiant

Subscribed and sworn to before me, this the 22nd day of January, 19 88.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William J. Cochrane with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Steven G. Hall and wife, Kathryn S. Hall as their Attorney in Fact as the free act and deed of the within named Steven G. Hall and wife, Kathryn S. Hall.

Witness my hand and official seal at Nashville, Tennessee, the 22nd day of January, 1988.

Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:
Steven G. Hall and wife, Kathryn S. Hall

to:
Margaret Montgomery, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

STATE OF Tennessee

COUNTY OF Davidson

BOOK 7455 PAGE 319

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

William J. Cochrane

Affiant William J. Cochrane

Sworn to and subscribed before me this 22nd day of January, 19 88.

Notary Public

My Commission Expires: 10-24-88

NOTARY PUBLIC AT LARGE WILKINS JR TENNESSEE

IDENTIFICATION REFERENCE

JAN 25 11 15 AM '88

DAVIDSON COUNTY, TN

9985.5

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7455 PAGE 320

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	72000.00
CON TX	201.60
PRFEE	0.50
WDEED	9.00
TOTAL	211.10
CHECK	211.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99855

IDENTIFICATION REFERENCE

JAN 25 11 15 AM '08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55839