Bk 51

BOOK 7770 PAGE 123

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY 1989.

Notary Public

MY COMMISSION EXPIRES: 5-23-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Roy C. DeSha, Jr., Attorney, Suite 2909, The Tower, 611 Commerce Street, Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. R. Montgomery Company, Inc. (NAME)	(NAME)	81-2-182
Suite 305 107 Music City Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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~~ I, E. B. Smith, Jr., an unmarried man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. R. Montgomery Company, Inc.

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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Revised Plan of E. B. Smith Subdivision of record in Plat Book 6200, page 825, Register's Office for Davidson County, Tennessee, more accurately described as follows:

Beginning at the Southwestern corner of lot 2 in the E. B. Smith Subdivision as shown on the plat thereof of record in Plat Book 6200, page 704, Register's Office for Davidson County, Tennessee, thence North 56 degrees, 43 minutes, 49 seconds West 90.0 feet along Clarksville Highway to a point, thence North 33 degrees, 21 minutes, 18 seconds East 172.65 feet to a point, thence South 65 degrees, 15 minutes, 08 seconds East 91.03 feet to a point, thence South 33 degrees, 21 minutes, 18 seconds West 185.99 feet to the point of beginning and containing 0.37 Acres more or less as shown by a survey dated December 28, 1988, prepared by Howard W. Anderson.

Being a portion of the same property conveyed to E. B. Smith, Jr. by deed from Ben West and Earl Hutcheson, as Trustees under the Will of William Frank Hagey, as of record in Book 4126, page 425, Register's Office for Davidson County, Tennessee.

unimproved X
This is improved property, known as 2712 Clarksville Pike, Nashville, Tennessee
(House Number) (Street) (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 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. 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 my hand this 9th day of February, 19 89

E. B. Smith, Jr.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, JOHN M. BAIRD, a Notary Public in and for said County and State, the within named E. B. Smith, Jr.

the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of February, 1989.

Commission Expires 5-13-90

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

08086.

WARRANTY DEED

FROM

TO

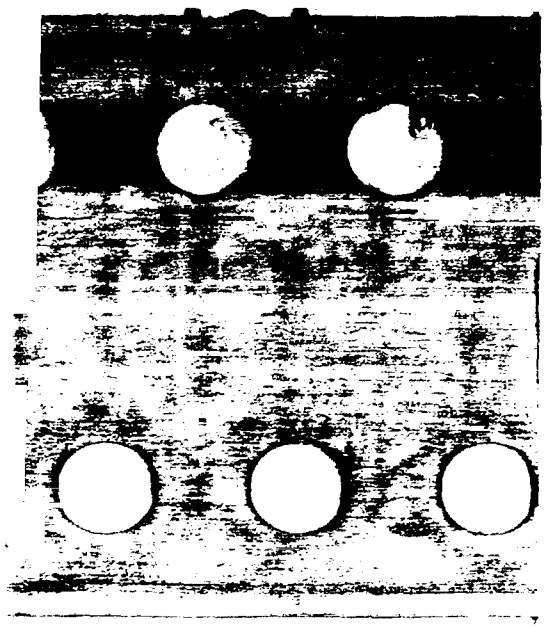
IDENTIFICATION REFERENCE

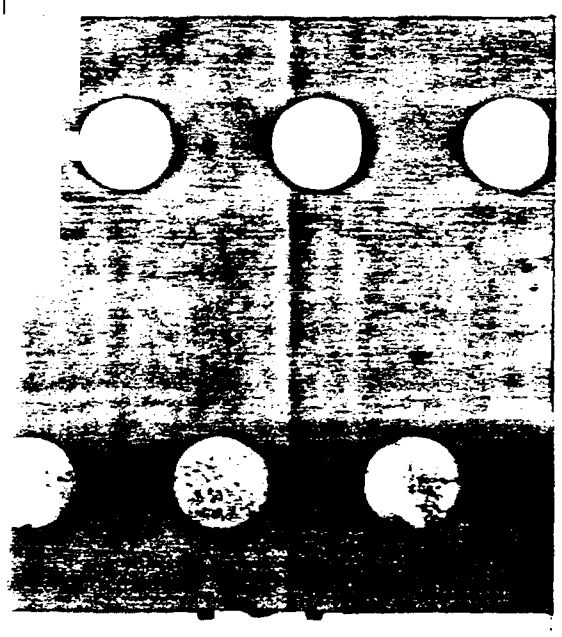
FEB 9 3 28 PM '89

6139 02/09 0101 03CHECK 336.50

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101





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 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
100000.00
CON TX 330.00
PRFEE 0.50
WDEED 6.00
TOTAL 336.50
CHECK 336.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/09/89 01 15:32 0001 6139

080086

IDENTIFICATION REFERENCE

FEB 9 3 28 PM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 180624