Box 8

BOOK 8235 PAGE 885

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (nb) (Title No: 30495)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 72500.00

Affiant

Sworn and subscribed before me this 9th day of November, 1990.

Notary Public

My Comm. Expires: Oct 9, 1991

ADDRESS NEW OWNER:	**MORTGAGEE:**	**MAP-PARCEL NUMBERS**
John Lee Montgomery, III	Merit Mortgage, Inc.	25W2485 103-3-136
4901 Idaho Avenue	1701 Mt. Vernon Road	
Nashville, Tennessee 37209	Dunwoody, Georgia 30136	

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, the undersigned **Dr. Robert E. Craft, and spouse M. Jane Craft,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Lee Montgomery, III and spouse, Virginia Lynn Montgomery,** hereinafter called the **Grantee**, Grantee's 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 Lot No. 802, Block 38 on the plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for said County.

SAID Lot No. 802 fronts 60 feet on the southerly side of Idaho Avenue and runs back between parallel lines with the westerly margin of 49th Avenue, North, 150 feet to an alley.

BEING the same property conveyed to Dr. Robert E. Craft, Lee Roy Craft and wife, Vallie Mae Craft by deed from Lonnie H. Denton, Jr., et ux Frances Denton of record in Book 5196, page 459, said Register's Office. Lee Roy Craft has since died. Vallie Mae Craft has since conveyed all her interest in subject property to Dr. Robert E. Craft reserving a life estate in herself by quitclaim deed of record in Book 5843, page 601, said Register's Office. Vallie Mae Craft has subsequently conveyed her life estate in subject property to Robert E. Craft by quitclaim deed of record in Book 8174, page 844, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

7 1 8 2 4

IDENTIF. & REFERENCE

Nov 13 9 53 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6418 11/13 0101 03CHECK 246.25

This is improved property, known as: 4901 Idaho Avenue, Nashville, Tennessee 37209

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 9th day of November, 1990.

Dr. Robert E. Craft **M. Jane Craft**

State of Tennessee
County of Davidson

On this 9th day of November, 1990, before me the undersigned authority, personally appeared Dr. Robert E. Craft and, M. Jane Craft 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 the execution as a free act and deed.

My Commission Expires: 4/23/93

Notary Public

W & I: 12689

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 72500.00
CON TX 239.25
PRFEE 1.00
WDEED 6.00
TOTAL 246.25
CHECK 246.25

11/13/90 01 09:53 0001 6418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71824

IDENTIF. TREFERENCE

NOV 13 9 53 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 372457