BOOK 8331 PAGE 828 FILE IN BOX #14

FORM NO. WD-1
G#7202-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,055.28

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF April, 19 91.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
JIM MONTGOMERY (NAME)	FIDELITY FEDERAL BANK, FSB (NAME)	MAP 161-10-B
305 Harwich Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	PARCEL 69
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	FB#: 6DU-82430

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, FRANKLIN M. KYLE AND WIFE, PHYLLIS KYLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIM MONTGOMERY AND LAUREN MEYERS, BOTH UNMARRIED, as tenants in common with right of survivorship

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. 260 on the Plan of Villages of Brentwood, Phase Six, as of record in Book 6900, Page 316, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Franklin M. Kyle and wife, Phyllis Kyle, by Deed from Fox Ridge Homes, Inc., of record in Book 7732, Page 472, Register's Office for Davidson County, Tennessee. The said Franklin M. Kyle and Franklin M. Kyle, III, are one and the same person. The said Phyllis Kyle and Phyllis M. Kyle are one and the same person.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6143, Page 11, and as amended in Book 6398, Page 495, and Book 6852, Page 497, and made applicable to Phase Six in Book 7207, Page 251, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantees herein.

THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE SAME AS IN THE PREVIOUS DEED.

AS part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain Note executed by the Grantors herein to Fidelity Federal Savings and Loan Association of Tennessee, now being Fidelity Federal Bank, FSB, in the original principal amount of $98,661.00, of record in Book 7732, Page 475, Register's Office for Davidson County, Tennessee.

(CONTINUED ON BACK)

unimproved ( )
This is improved (XX) property, known as 305 Harwich Court, Nashville, TN 37211
(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 seised 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. 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 their hand s this 15th day of April, 19 91

Franklin McKenzie Kyle III
by Phyllis Martin Kyle

Phyllis Kyle

FRANKLIN M. KYLE, III A/K/A FRANKLIN McKENZIE KYLE, III BY: PHYLLIS MARTIN KYLE, HIS ATTORNEY-IN-FACT

PHYLLIS KYLE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHYLLIS KYLE

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 1991.

Notary Public

Commission Expires November 10, 1991

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 _____

WARRANTY DEED

FROM
FRANKLIN M. KYLE AND WIFE, PHYLLIS KYLE

TO
JIM MONTGOMERY AND LAUREN MEYERS, ~~BOTH UNMARRIED~~

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(CONTINUED FROM FRONT)

THIS instrument is being executed in behalf of Franklin M. Kyle, III, pursuant to a Power of Attorney executed by him on the 30th day of March, 1991, and being filed for record simultaneously herewith.

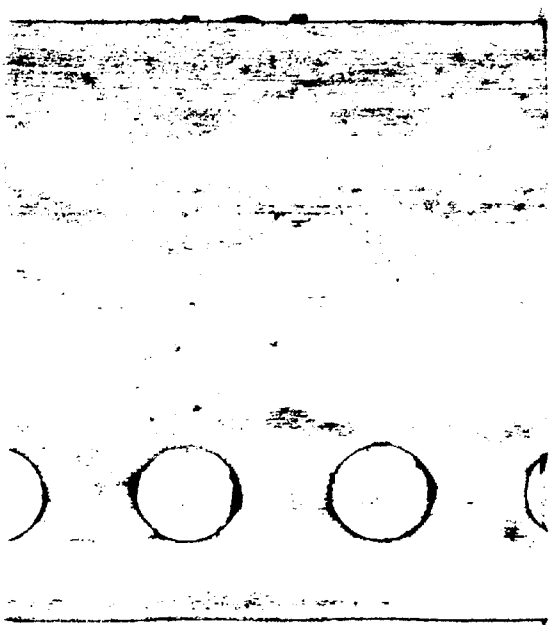
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 15th day of April, 1991, before me personally appeared PHYLLIS MARTIN KYLE to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of FRANKLIN M. KYLE, III and acknowledged that she executed the same as the free act and deed of the said FRANKLIN M. KYLE, III A/K/A FRANKLIN McKENZIE KYLE, III.

My Commission Expires: 11/10/91

Notary Public

55595 04/17/91 0810 CHECK 337.33



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8331 PAGE 830

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

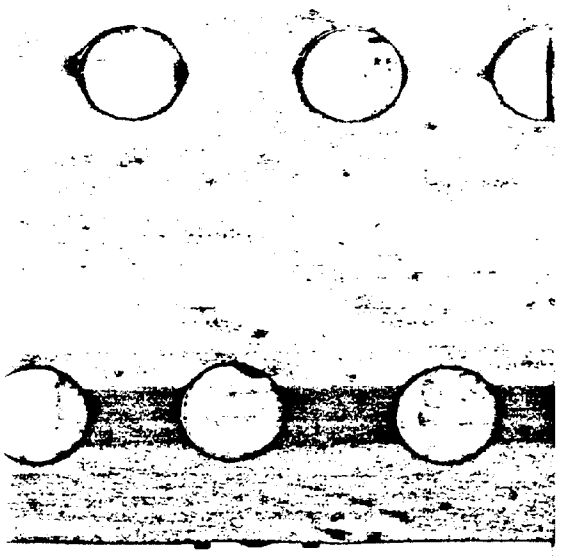
CAMT

100055.28

CON TX	330.33
PRFEE	1.00
RECRD	6.00
TOTAL	337.33
CHECK	337.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/17/91 01 10:01 0001 5595



07252

IDENTIF. REFERENCE

APR 17 10 01 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 413640

[redacted]