Boy/20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Ben James Montgomery 4907 Dakota Avenue Nashville, TN 37209	Sears Mortgage Corporation 500 Knightsbridge Pkwy, #500 Lincolnshire, IL 60069	MAP 103-3 PARCEL 121

BOOK 8405 PAGE 959

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 6871, Page 310, Register's Office for Davidson County, Tennessee, to secure to Sears Mortgage Corporation, the original principal amount of $ 54,200.00, payable as therein specified; We, **Barbara A. White, n/k/a Barbara A. White Hoskins and husband, Stephen K. Hoskins** have bargained and sold, and by these present do transfer and convey unto the said BEN JAMES MONTGOMERY the Grantees herein their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 808 and the easterly 10 feet to Lot No. 810, of Block 37, Charlotte Park Company's First Addition, as of record in Book 57, Page 104, Register's Office for said County.

SAID parts of Lot Nos. 808 and 810 front together 50 feet on the south side of Dakota, formerly 4th Avenue, and run back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Barbara A. White, unmarried by deed from Curtis W. Oliphant, Trustee, etal., of record in Book 6871, Page 307; Register's Office for Davidson County, Tennessee.

The said Barbara A. White, having since married and is now known as Barbara A. White Hoskins and Stephen K. Hoskins, husband of Barbara A. White Hoskins, joins in this conveyance for the purpose of conveying any and all right, title and interest he may have in this property due to their marital status.

This conveyance is subject to all restrictions, easements and plats of record in the Register's Office for said County.

This is improved property known as: **4907 Dakota Ave., Nashville, TN 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 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 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 gender.

Witness our hands this 24 day of July, 1991.

Barbara A. White

Barbara A. White Hoskins

BARBARA A. WHITE, n/k/a,
BARBARA A. WHITE HOSKINS

Stephen K Hoskins

STEPHEN K. HOSKINS

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 BARBARA A. WHITE, n/k/a BARBARA A. WHITE HOSKINS and husband, STEPHEN K. HOSKINS, the bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24 day of July, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 58,205.00 . This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this 24 day of July, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

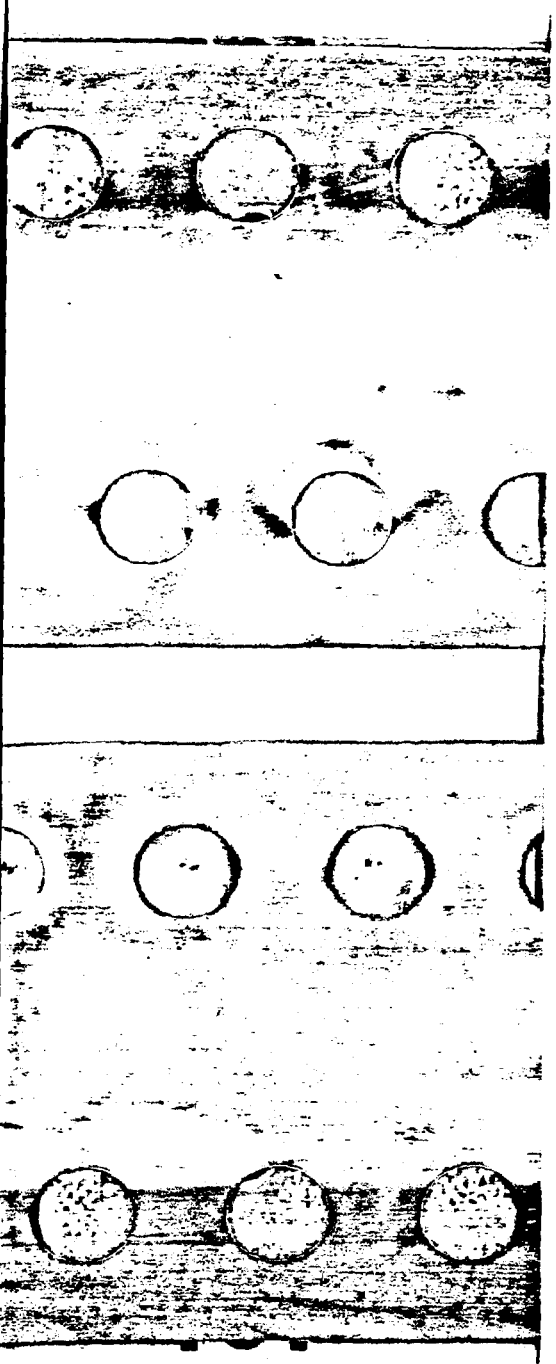
33940

IDENTIFICATION REFERENCE

Jul 26 11 38 AM '91

5310 07/26 0101 03CHECK 222.34

THIS INSTRUMENT PREPARED BY:
RICK M. JOHNSON
3221 Nolensville Rd., Ste. #1
Nashville, TN 37211
(615) 833-5858



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	58205.00
CON TX	215.34
PRFEE	1.00
WDEED	6.00
TOTAL	222.34
CHECK	222.34

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/26/91 01 11:41 0001 5310

33940

IDENTIFICATION REFERENCE

JUL 26 11 38 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 444278