Box 56

BOOK 8427 PAGE 262

ADDRESS NEW OWNERS AND SEND TAX BILLS TO:
KEVIN D. MONTGOMERY, ET UX
2025 Galbraith Drive
Nashville, TN 37215

MAP PARCEL NOS.
131-02-0 115.00

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

AUG 23 3 59 PM '91

41486

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00) DOLLARS, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; I, RALPH E. HUTTON, one of the heirs-at-law of Ina S. Allen, deceased, have bargained and sold, and by these presents do transfer and convey unto KEVIN D. MONTGOMERY and wife, TRINA M. MONTGOMERY, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 12 of Block 1 of the Plan of Overton Hills, a resubdvision of Hollywood Place, of record in Book 843, Page 66, Register's Office of said County.
>
> Said Lot No. 12 fronts 100 feet on the northersly side of Galbraith Drive, and runs back between lines 275 fet on the eastrly line and 274.5 feet on the westerly line to a dead line in the rear on which it mesures 100 feet.
>
> Being the same property conveyed to Ina S. Allen by deed from Frank J. Allen of record in Book 4663, Page 612, Register's Office for said County; the said Ina S. Allen having since died intestate, survived by the following heirs-at-law, Ralph E. Hutton, Warren R. Hutton, Jr., Karen Inger Smith Esser, and Richard A. Smith; the said Warren R. Hutton, Jr. Karen Inger Smith Esser and Richard A. Smith having quitclaimed their interest therein to Ralph E. Hutton, by deeds of record in Book 8427, Page 255; Book 8427, Page 257; and Book 8427 Page 260, Register's Office for Davidson County, Tennessee.

This is (improved) property, known as 2024 Galbraith Drive, Nashville, TN 37215.

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my 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.

WITNESS my hand this 21st day of August, 1991.

Ralph E. Hutton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $111,500.00 .

Dawn Kandel

Sworn to and subscribed before me,
this 21st day of August, 1991.

Notary Public

My commission expires: 5/28/95

6363 08/23 0101 03CHECK 419.55

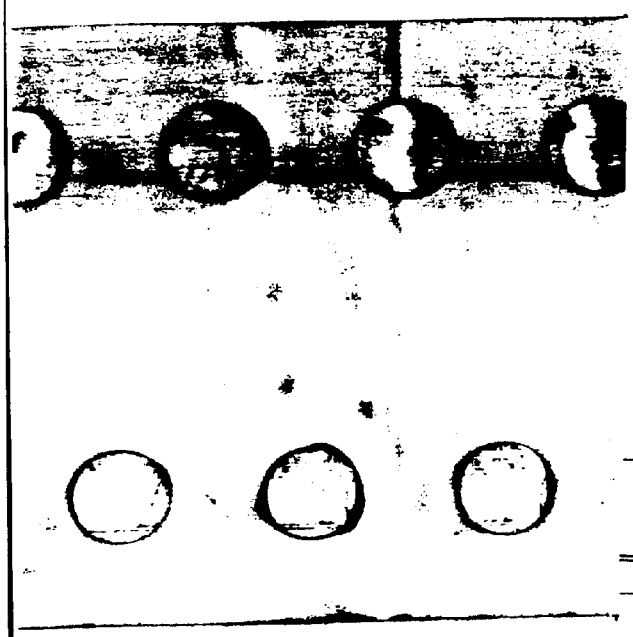
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RALPH E. HUTTON, 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 21st day of August, 1991.

Notary Public

My commission expires: 5/28/95



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

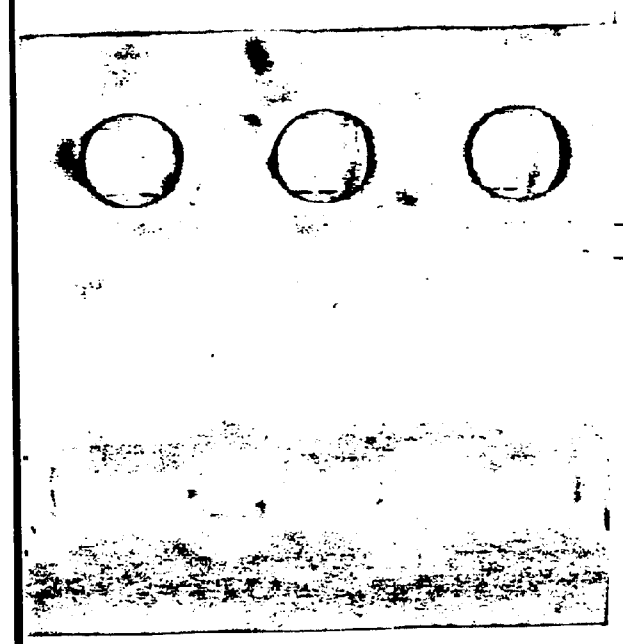
RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 111500.00
CON TX 412.55
PRFEE 1.00
WDEED 6.00
TOTAL 419.55
CHECK 419.55

08/23/91 01 16:01 0001 6363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41466

IDENTIFICATION REFERENCE

Aug 23 3 59 PM '91

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

No. 452865