PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD)
(PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 62500.00

Patricia R. Balthrop
Affiant

Sworn and subscribed before me this 29th day of April, 1992.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Patricia R. Balthrop
116 39th Avenue North
Nashville, Tennessee 37209

RESPONSIBLE FOR PAYMENT OF TAXES:
National Mortgage Company
4041 Knight Arnold Road
Memphis, Tennessee 38118

MAP-PARCEL NUMBERS
104-01-287

4616 05/07 0101 03CHECK 238.25

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 **Michael S. Montgomery and spouse, Nancy V. Emme,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia R. Balthrop, a single person,** 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. 74 on the plan of part of West Grove Subdivision of record in Book 421, PAge 109, Register's Office for said County.

SAID Lot No. 74 fronts 50 feet on the easterly margin of 39th Avenue North and extends back between parallel lines 160 feet to an alley in the rear.

BEING the same property conveyed to Michael S. Montgomery and Nancy V. Emme, by deed from Joanne Foxall, a widow, of record in Book 7679, Page 768, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

08413

IDENTIFICATION REFERENCE

MAY 7 12 10 PM '92

CECIL A. WILKINSON, REGISTER
DAVIDSON COUNTY, TN

This is improved property, known as: 116 39th Avenue North, 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 29th day of April, 1992.

Michael S. Montgomery
Michael S. Montgomery

Nancy V. Emme
Nancy V. Emme

State of Tennessee
County of Davidson

On this 29th day of April, 1992, before me the undersigned authority, personally appeared Michael S. Montgomery and Nancy V. Emme, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8621 PAGE 113

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 62500.00
CON TX 231.25
PRFEE 1.00
WDEED 6.00
TOTAL 238.25
CHECK 238.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/07/92 01 12:10 0001 4616

08413

IDENTIFICATION REFERENCE

MAY 7 12 10 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 528869