THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

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ADDRESS NEW OWNER:
Fred E. Montgomery, Sr., et ux
111 Pinecrest Road
Hueytown, AL 35023

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
64-4-83
FB# 4D 90601

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mercantile Savings Bank,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Fred Ernest Montgomery, Sr. and wife, Jeanette C. Montgomery,** 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:

> Being Lot 4-B on the plan of Lake Country, Section 1, (Zone Lot Division, Lot 4) of record in Plat Book 5800, page 318, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mercantile Savings Bank, by Substitute Trustee's Deed from Thomas W. Lawless, Substitute Trustee, as of record in Book 8379, page 442, Register's Office for Davidson County, Tennessee.

This is improved property known as 211 Lake Cove, Old Hickory, Tennessee 37122.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6095, page 656, and easements, covenants and conditions as shown on the Plan of record in Plat Book 5800, page 318, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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, 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 our hands this 12th day of August, 1992.

MERCANTILE SAVINGS BANK

BY: _____
THEODORE F. BURDSALL, II,
President

_____
HERBERT C. BRINKMAN,
Executive Vice-President

STATE OF OHIO)
COUNTY OF Hamilton)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Theodore F. Burdsall, II and Herbert C. Brinkman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President and Executive Vice-President (or other officer authorized to execute the instrument) of Mercantile Savings Bank, the within named bargainor, a corporation, and that they as such President and Executive Vice-President executed the foregoing Warranty Deed for the purposes therein contained, by signing the name of the corporation by themselves as President and Executive Vice-President.

Witness my hand and official seal at Cincinnati, Ohio, this 12th day of August, 1992.

LISA E. SLONE
Notary Public, State of Ohio
My Commission Expires Apr. 24, 1994

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $36,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 14th day of August, 1992.

_____
NOTARY PUBLIC

My Commission Expires: 10-1-95

37314

IDENTIFICATION REFERENCE

Aug 18 8 17 AM '92

DAVIDSON COUNTY, TN

1252 08/18 0101 03CHECK 142.20

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 36000.00
				CON TX 133.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 142.20
				CHECK 142.20

08/18/92 01 08:19 0001 1252

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37.31 L

IDENTIFICATION REFERENCE

AUG 18 8 17 AM '92

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 561014