File ~~11526~~ 3042

30X 7

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 7907 PAGE 160

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
IAN D. MONTGOMERY (NAME)	SEARS MORTGAGE CORPORATION (NAME)	Map 131-16
1142 Sewanee Road (STREET ADDRESS OR ROUTE NUMBER)	440 North Fairway Drive (STREET ADDRESS)	Parcel 1.01
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Vernon Hills, Illinois, 60061 (CITY) (STATE) (ZIP)	

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, JERRY R. MCCOIN AND WIFE, MARY ANN MCCOIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IAN D. MONTGOMERY AND WIFE, POLLY C. MONTGOMERY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the easterly part of Lot No. 4 on the Plan of a subdivision of the J. T. Jenkins Home Place, as of record in Book 547 page 20, Register's Office for said County, described according to a survey made by H. B. Fowlkes, September 20, 1944, as follows:

Beginning in the center of Lea Avenue at the southeast corner of Lot No. 4; thence with the center of said Avenue, north 6 deg. east 343 feet to a point in the center of said Avenue, which point is the southerly line of the Bergstrum property; thence with Bergstrum's south line, north 86 deg. west 75 feet to a stake; thence south 38 deg. 15 min. west 97 feet; thence south 47 deg. 15 min. west 105.5 feet; thence south 17 deg. 45 min. west 128.5 feet; thence south 35 deg. 15 min. west 31.5 feet; thence south 13 deg. 55 min. west 34 feet to the center line of Lea Avenue or Sewanee Road; thence with the center line of said Avenue or Road, south 86 deg. east 242 feet to the point of beginning.

Being the same property conveyed to Jerry R. McCoin and wife, Mary Ann McCoin by deed from Walter E. Brown, Jr. and wife, Alice B. Brown of record in Book 5355, page 985, said Register's Office.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing of record in the Register's Office for Davidson County, Tennessee.

0 6 5 6 5

IDENTIFICATION REFERENCE

APR 5 11 11 AM '93

DAVIDSON COUNTY, TN

2061 04/05 0101 03CHECK 841.50

unimproved ( )
This is improved (XX) property, known as 1142 Sewanee Road, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of March, 19 93.

Jerry R. McCoin
JERRY R. MCCOIN

Mary Ann McCoin
MARY ANN MCCOIN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY R. MCCOIN AND WIFE, MARY ANN MCCOIN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of March, 19 93.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

BOOK 8907 PAGE 161

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Jerry R. McCoin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 1993

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

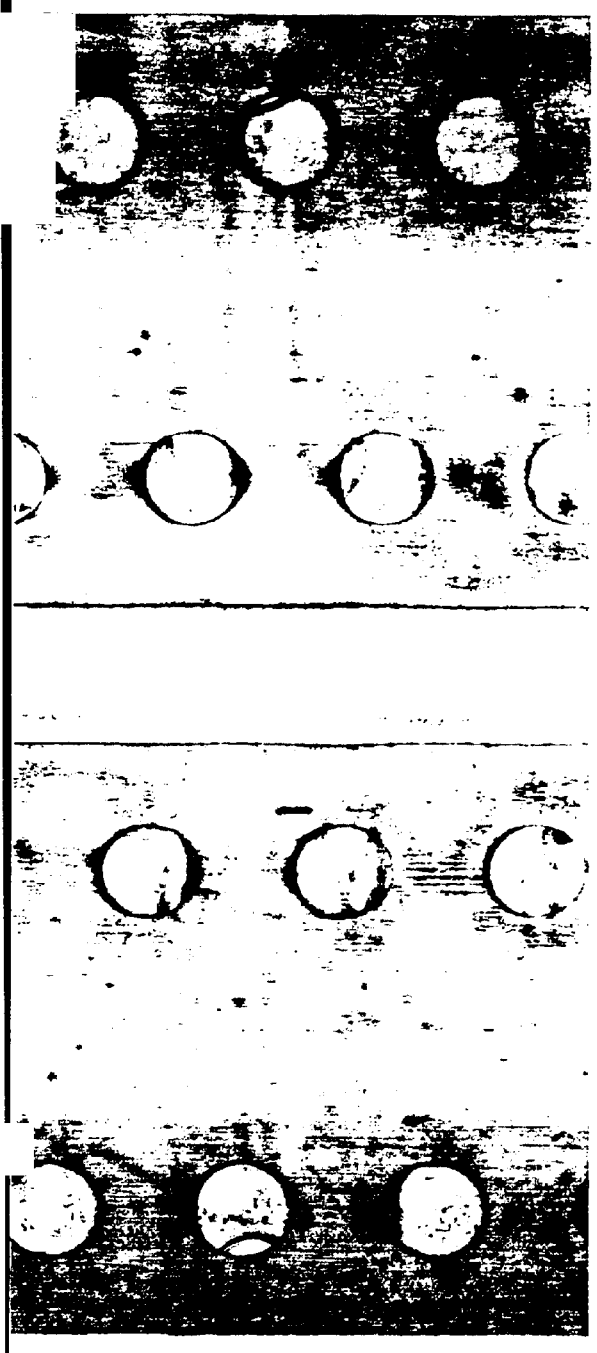
JERRY R. MCCOIN AND WIFE, MARY ANN MCCOIN

TO

IAN D. MONTGOMERY AND WIFE, POLLY C. MONTGOMERY

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8907 PAGE 162

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	225000.00
CON TX	832.50
PRFEE	1.00
WDEED	8.00
TOTAL	841.50
CHECK	841.50

04/05/93 01 11:10 0001 2061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06565

IDENTIFI REFERENCE

APR 5 11 11 AM '93

DAVIDSON COUNTY, TN

No. 636863