SUB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9495 PG 290

ADDRESS NEW OWNER:
Melanie Ann Montgomery
3024 Casa Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Mortgage Resources Inc
404 BNA Drive, Suite 400
Nashville, TN 37217

MAP AND PARCEL:

MAP	108
GROUP	3
PARCEL	95

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Carolyn Vincent Lantz, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Melanie Ann Montgomery, an unmarried person, hereinafter called the Grantee, her 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 Lot No. 106-B on the Plan of Zone Lot Division of Lots 42-48 and 102-107, Section Five, Patio Villa, of record in Plat Book 5200, page 686, 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 Carolyn F. Vincent, unmarried by deed from Rental Group, Ltd., as of record in Book 6725, page 723, Register's Office for Davidson County, Tennessee. The said Carolyn F. Vincent now being known as Carolyn Vincent Lantz.
>
> The undersigned Richard Lantz joins in this conveyance for the purpose of conveying any marital interest he may have in subject property.

This is improved property known as 3024 Casa Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which have been paid.
2. All Matters as shown on the plan of record in Plat Book 5200, page 686, said Register's Office.
3. Restrictive covenants of record in Book 6199, page 70, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Melanie Ann Montgomery, an unmarried person, her heirs and assigns, forever; and I, Carolyn Vincent Lantz, do covenant with the said Grantee 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 unless otherwise herein set out; 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness my hand this the 13th day of October, 1994.

Carolyn Vincent Lantz
Carolyn Vincent Lantz

Richard Lantz
Richard Lantz

3938 10/17 0101 03CHECK 171.80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carolyn Vincent Lantz and husband Richard Lantz, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 13th day of October, 1994.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires:

JUNE E. ATKINSON, NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 7-27-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 44,000.00.

Melanie Ann Montgomery
AFFIANT

Subscribed and sworn to before me
this 13th day of October, 1994.

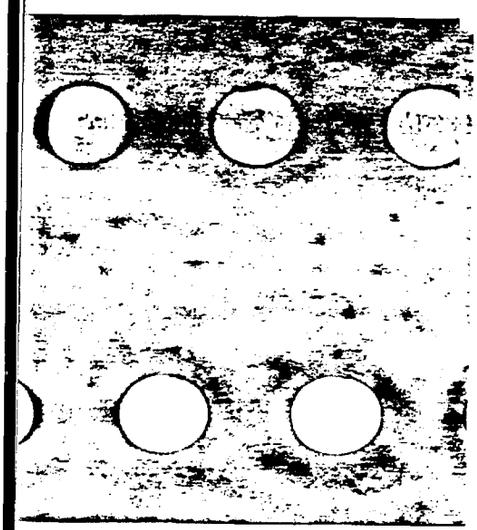
June E. Atkinson
NOTARY PUBLIC

My Commission Expires:

JUNE E. ATKINSON, NOTARY PUBLIC
DAVIDSON COUNTY, STATE OF TENNESSEE
MY COMMISSION EXPIRES 7-27-96

94 OCT 17 PM 3:49
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN

00625
IDENTIF. ↑ REFERENCE



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

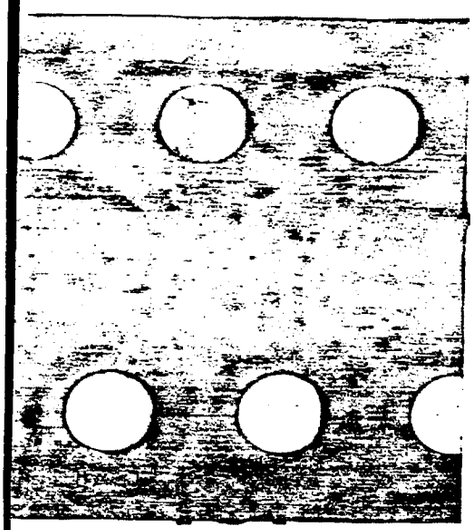
RECEIVED OF _____

FOR _____

BOOK 9495 PG 292

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 44000.00
CON TX 162.80
PRFEE 1.00
WDEED 8.00
TOTAL 171.80
CHECK 171.80

10/17/94 01 15:49 0001 8938

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00625
IDENTIF. & REFERENCE

94 OCT 17 PM 3:49

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

No. 845131