Mail

THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
Post Office Box 190632
Nashville, Tennessee 37219-0632

THIS INSTRUMENT PREPARED ON INFORMATION FURNISHED BY THE PARTIES.

WARRANTY DEED

ADDRESS NEW OWNER AS:	PARTY RESPONSIBLE FOR TAXES:	MAP-PARCEL NO.
David Michael Montgomery 202 Jackson Street Goodlettsville, TN 37072	Same	Map 19 Group 13 Parcel 49

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, MARY ALICE HUMPHREY, DOYLE W. MONTGOMERY, LEWIS W. BILBREY and CLAY V. BILBREY, being all the heirs of Willie Bilbrey and wife, Minnie Bilbrey, deceased, do hereby transfer and convey unto DAVID MICHAEL MONTGOMERY, UNMARRIED, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> BEING in the 10th Civil District of Davidson County, Tennessee, in the Town of Goodlettsville, bounded as follows: On the north and west by L. R. Huffines, on the south by Jackson Street and on the east by G. W. Jackson. The said tract fronts 50 feet on Jackson Street and runs back between parallel lines 100 feet to a dead line.
>
> BEING the same property conveyed to Willie Bilbrey and wife, Minnie Bilbrey by deed from V. H. Jernigan and wife, Mary Estelle Jernigan, of record in Book 1238, Page 268, Register's Office for Davidson County, Tennessee. The said Willie Bilbrey died in October of 1961 vesting title in fee simple in Minnie Bilbrey, as surviving tenant by the entirety. The said Minnie Bilbrey having since died leaving a Will of record in Book 193, Page 542, Probate Court Clerk's Office for Davidson County, Tennessee wherein she devised the herein described property to her children, Mary Alice Humphrey, Doyle W. Montgomery, Lewis W. Bilbrey and Clay V. Bilbrey, the Grantors herein.
>
> None of the Grantors have ever used the subject property as a place of principal abode.

This is improved real property known as 202 Jackson Street, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said DAVID MICHAEL MONTGOMERY, his heirs, and assigns forever.

The undersigned covenant with the said DAVID MICHAEL MONTGOMERY, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for real property taxes for 1995 which are assumed by the Grantee.

The undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said DAVID

MICHAEL MONTGOMERY, his heirs and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 23 day of February, 1995.

Mary Alice Humphrey
MARY ALICE HUMPHREY

Doyle W. Montgomery
DOYLE W. MONTGOMERY

Lewis W. Bilbrey
LEWIS W. BILBREY

Clay V. Bilbrey
CLAY V. BILBREY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

4446 02/23 0101 03CHECK 114.45

Personally appeared before me, [signature], a Notary Public in and for said State and County, the within named MARY ALICE HUMPHREY, DOYLE W. MONTGOMERY, LEWIS W. BILBREY and CLAY V. BILBREY, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of February, 1995.

[signature]
Notary Public

My Commission Expires: 4/28/98

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $28,500.00.

David Michael Montgomery
DAVID MICHAEL MONTGOMERY

Sworn to and subscribed before me,
this 23 day of Feb, 1995.

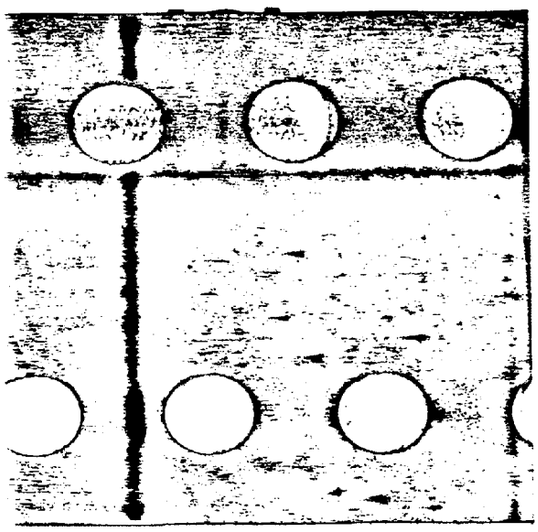
[signature]
Notary Public

My Commission Expires: 4/28/98

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

95 FEB 23 PM 4:01
FILED FOR RECORD AND RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

36662
IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

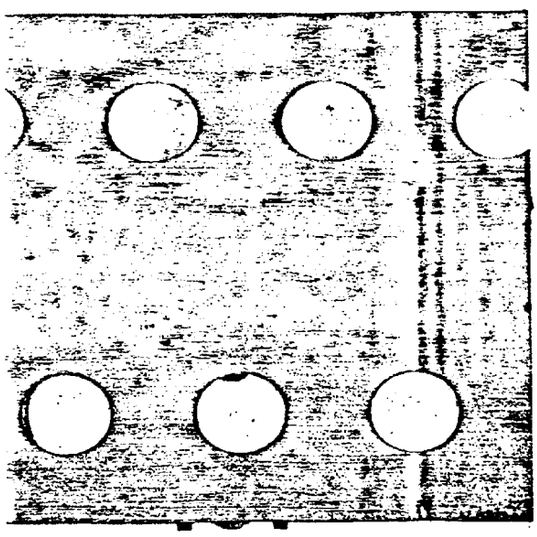
RECEIVED OF _____

FOR _____

BOOK 9602 PG 535

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	28500.00
CON TX	105.45
PRFEE	1.00
REGISTER	8.00
TOTAL	114.45
CHECK	114.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

02/23/95 01 16:01 0001 4446

36662
IDENTIF. # REFERENCE

95 FEB 23 PM 4:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 884133