BOOK 9628 PG 667

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

BOBBY JOE KNIGHT, TRUSTEE
7481 Ruby Keith Rd
White House TN 37188

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 42-16, PARCEL 53

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $15,000.00.

Bobby Joe Knight
AFFIANT

Subscribed and sworn to me, this the 24 day of MARCH, 1995.

Notary Public
My commission expires: 5-11-96

95 MAR 28 AM 8:58
REGISTER
DAVIDSON COUNTY, TN.

45663
IDENTIF. # REFERENCE

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, CHARLES MONTGOMERY AND JANIE ELNORA WILLIAMSON, being all of the heirs and next-of-kin of REID TAYLOR MONTGOMERY, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said BOBBY JOE KNIGHT, TRUSTEE UAD 4-15-94, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 308 WOODRUFF STREET, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEE. HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 24 day of MARCH, 1995.

Charles Montgomery
CHARLES MONTGOMERY, BY HIS ATTORNEY-IN-FACT, MARY M. MURRAH
By: Atty in fact - Mary M. Murrah

Janie Elnora Williamson
JANIE ELNORA WILLIAMSON, BY HER ATTORNEY-IN-FACT, MARY M. MURRAH
By: Atty in fact - Mary M. Murrah

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY M. MURRAH, to me known to be the person who executed the foregoing instrument in behalf of CHARLES MONTGOMERY and acknowledged that SHE executed the same as the free act and deed of the said CHARLES MONTGOMERY, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 24 day of March, 1995.

Notary Public

My Commission Expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY M. MURRAH, to me known to be the person who executed the foregoing instrument in behalf of JANIE ELNORA WILLIAMSON and acknowledged that SHE executed the same as the free act and deed of the said JANIE ELNORA WILLIAMSON for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 24 day of March, 1995.

Notary Public

My Commission Expires: 5-11-96

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the west 50 feet of the east 150 feet of Lots Nos. 47 and 48 on the Map of Douglas-Levine's Subdivision at Madison, of record in Book 547, page 44, Register's Office for said County.

Said part of said Lots front 50 feet on the North side of Woodruff Street as measured around a slight curve in said street and runs back between lines 200 feet more or less to the south line of Lot No. 49 on which it measures 50 feet.

Being the same property conveyed to Frank T. Montgomery and wife, Willie Mae Montgomery, by Warranty Deed from Isolene Harlan and Husband, C.E. Harlan, of record in Book 1390, page 328, Register's Office for Davidson County, Tennessee, the said Willie Mae Montgomery having since died, the property vested solely in her surviving husband, Frank T. Montgomery. Frank T. Montgomery died on March 1, 1991, and by his Last Will and Testament of record in Book 8463, page 833, said Register's Office, the above-described property vested by operation of law in his son, Reid Montgomery. Reid Montgomery died on March 16, 1995, intestate, unmarried and without issue, being survived by his brother, Charles Montgomery, and sister, Janie Elnora Williamson, as his sole heirs and next of kin, the Grantors herein.

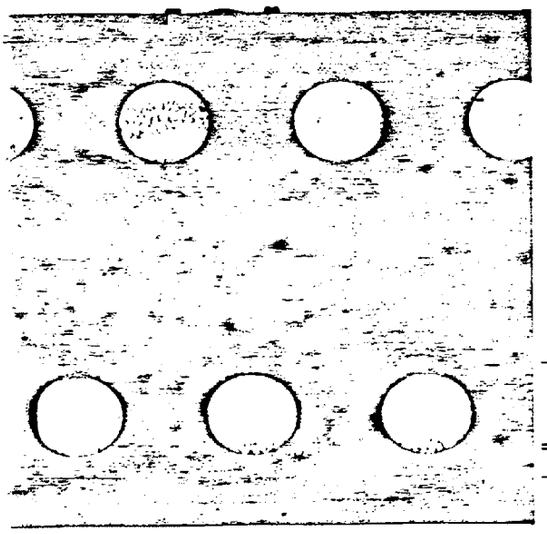
EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 547, page 44, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

3. Right-of-way for highway purposes to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4822, page 433, Register's Office for Davidson County, Tennessee.

4396 03/28 0101 03CHECK 68.5



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

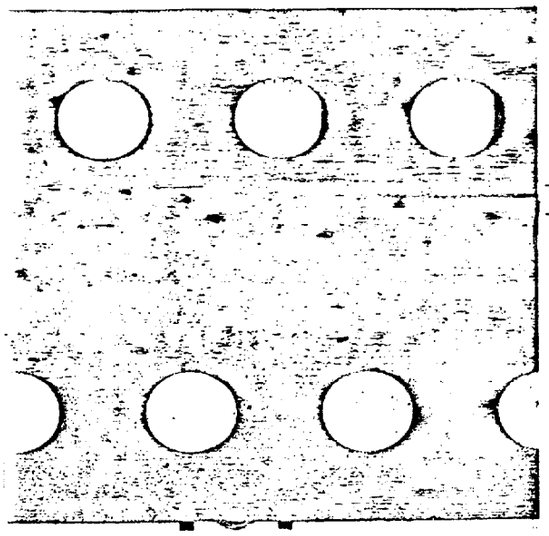
RECEIVED OF _____

FOR _____

BOOK 9628 PG 670

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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 12.00
TOTAL 68.50
CHECK 68.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/28/95 01 08:59 0001 4396

45663
IDENTIF. ↑ REFERENCE

95 MAR 28 AM 8:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 893952