This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Lee Montague
1007 Murfreesboro Road, Suite 115-21
Nashville, Tennessee 37217

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 107-13
PARCEL 43

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, I, Nan Pitts Smith, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Lee Montague, 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:

> BEING Lot No. 325, on the Plan of Miro Meadows, 2nd Addition, of record in Plat Book 1424, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Nan Pitts Smith, by Quitclaim Deed from David R. Smith of record in Book 7907, Page 819, retaining a life estate, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 1424, Page 112, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 5002, Page 214, said Register's Office.
Taxes for 1995 have been pro-rated and assumed by Grantee(s).

David R. Smith joins in the execution of this instrument to convey whatever interest he may have, especially life estate and marital rights.

This is improved property known as 1212 Coarsey Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lee Montague, her heirs and assigns, forever; and we, Nan Pitts Smith and husband, David R. Smith do covenant with the said Grantee 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 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.

Witness our hands this the 10th day of April, 1995.

Nan Pitts Smith

David R. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nan Pitts Smith and David R. Smith 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of April, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 61,100.00.

AFFIANT

Subscribed and sworn to before me this 10th day of April, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

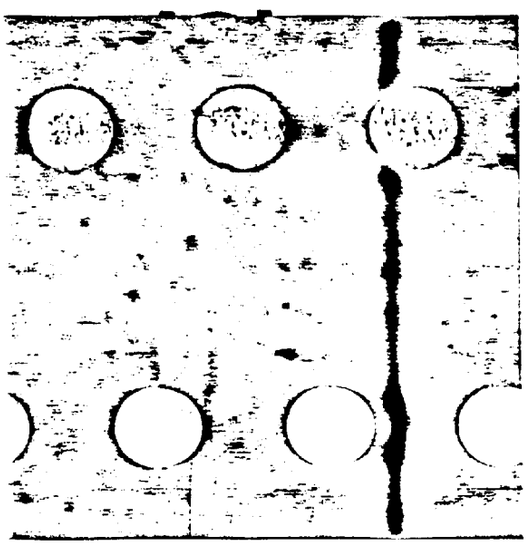
50616

IDENTIFICATION REFERENCE

95 APR 11 PM 3:11

DAVIDSON

9826 04/11 0101 03CHECK 235.07



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

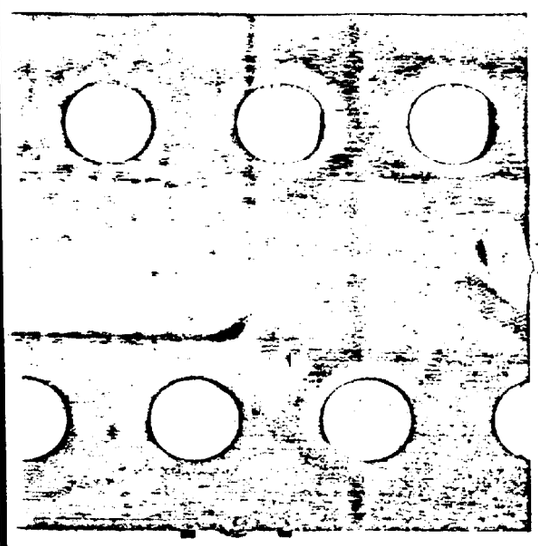
RECEIVED OF _____

FOR _____

BOOK 9642 PG 928

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	61100.00
CON TX	226.07
PRFEE	1.00
WDEED	8.00
TOTAL	235.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 235.07

04/11/95 01 15:43 0001 9826

50616
IDENTIF. & REFERENCE

95 APR 11 PM 3:44

REGISTER
DAVIDSON COUNTY, TN.

No. 899322