THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 157,500.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 31st day of March 1997

Notary Public

My Commission Expires: 11. 22. 97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL R. NOLES 2501 Natchez Trace Nashville, Tennessee 37212	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 104-15 PARCEL 7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 157,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , LEILA B. MONTAGUE, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MICHAEL R. NOLES, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southwesterly part of Lot No. 75 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place which subdivision is of record in Book 421, page 16, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 75 beginning at a point in the west margin of 28th Avenue South or Natchez Trace, said point being 80.0 feet southerly from the northeast corner of said lot; thence with the west margin of 28th Avenue South or Natchez Trace in a southerly direction 59.0 feet to the northeast corner of Lot No. 74 on said plan; thence westerly with the line between Lot Nos. 74 and 75, 210.0 feet to an alley; thence with east margin of said alley in a northerly direction 10.0 feet to another alley; thence in a northeasterly direction with the southerly line of the last mentioned alley 56.0 feet, more or less, to a point; thence with the line between the property now owned by Jernigan, in a generally easterly direction 161.0 feet to the point of beginning.

BEING the same property conveyed to Leila B. Montague by deed from James T. Kelley of record in Book 6521, page 930, Register's Office for Davidson County, Tennessee.

This is improved property known as 2501 Natchez Trace, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Bransford Realty Company's S/D of Westmoreland Place of record in Book 421 , page 16 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of March, 19 97.

LEILA B. MONTAGUE

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEILA B. MONTAGUE, UNMARRIED, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 19 97.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____, 19 ____.

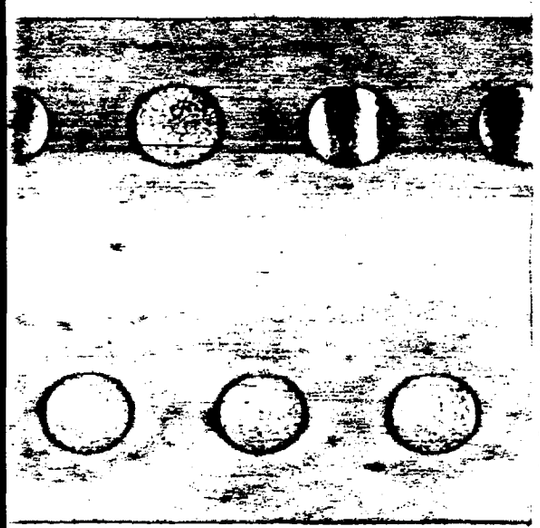
My Commission Expires: _____

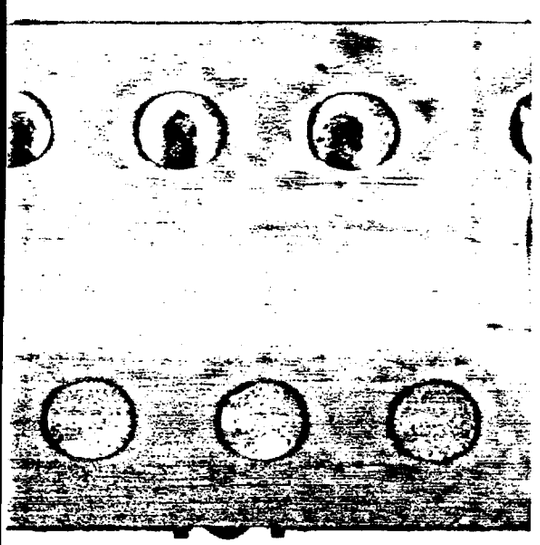
Notary Public

5260 04/03 0101 03CHECK 591.75

0290688
IDENTIFICATION REFERENCE

97 APR -3 PM 2:01
FELIX A. NELSON REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10405 PG 20

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 157500.00
CON TX 582.75
PRFEE 1.00
WDEED 8.00
TOTAL 591.75
CHECK 591.75

04/03/97 01 14:03 0001 5260

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0290688
IDENTIF. # REFERENCE

97 APR -3 PM 2:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1135512