File Box #24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOOK 10437 PG 17

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,250.00

Affiant Lee Montague 4/29/97

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES 3-9-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lee Montague (NAME)	FT Mortgage Companies d/b/aFirst Tennessee Mortgage Company, Inc. (NAME)	MAP 105-11
425 Moore Avenue (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 56
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	15W12000

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sheila D. Welch, Sherry Martin, and Shearon J. Moore, Co-Administratrixes of the Estate of Betty D. Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee Montague, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 8, Rains Heights, of record in Book 2663, Page 46, and amended in Book 2663, Page 85, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Cyril E. Dixon and wife, Betty Doris Dixon by deed from Radnor Lumber Company of record in Book 2862, Page 133, Register's Office, Davidson County, Tennessee. The said Cyril E. Dixon having predeceaed Betty Doris Dixon. The said Betty Doris Dixon is now also deceased as evidenced by Letters of Administration, Probate #97P81, in the Probate Court of Davidson County, Tennessee. Betty Doris Dixon and Betty D. Dixon is one in the same person.

The Co-Administratrixes join herein for the purpose of warranting to the grantee that they shall defend this estate for all taxes and debts whatsoever.

This is the same description as in previous deed of record.

This conveyance is subject to public utilities easement and minimim building setback line of record in Book 2663, Page 46, and amended in Book 2663, Page 85, said Register's Office.

This conveyance is subject to storm drain easement of record in Book 4253, Page 248, said Register's Office.

unimproved ( )
This is improved (X) property, known as 425 Moore Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of April 19 97

Sheila D. Welch Co-Administratrix
Sheila D. Welch, Co-Administratrix

Shearon J. Moore Co-Administratrix
Shearon J. Moore, Co-Administratrix

Sherry Martin Co-Administratrix
Sherry Martin, Co-Administratrix

BOOK 10437 PG 18

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 Sheila D. Welch, Sherry Martin, and Shearon J. Moore, Co-Administratrixes of the Estate of Betty D. Dixon

the bargainor S, 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 29th day of April, 97

Commission expires 3-21-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

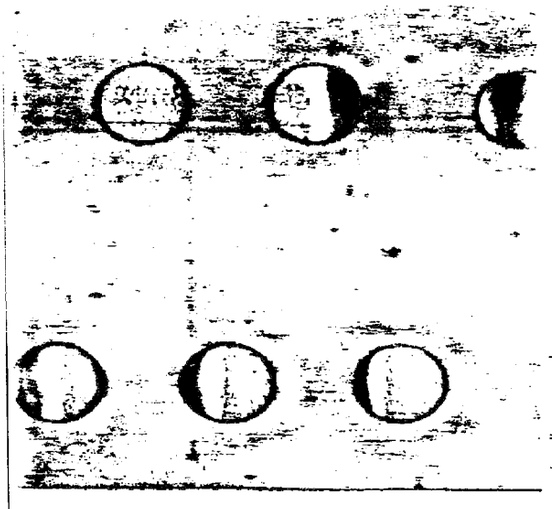
My commission expires _____

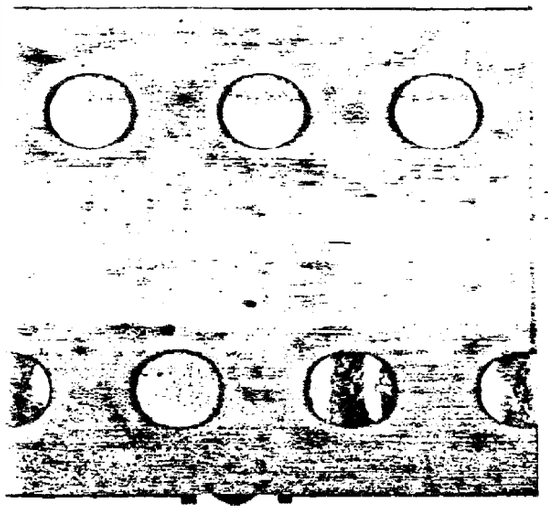
Notary Public

97 MAY -1 AM 11:55
FELIX P. DUCK, CLERK AND REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0300088

5753 05/01 0101 03CHECK 154.23





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

RECEIVED OF _____

FOR _____

BOOK 10437 PG 19

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 39250.00
CON TX 145.23
PRFEE 1.00
WDEED 8.00
TOTAL 154.23
CHECK 154.23

05/01/97 01 11:57 0001 5753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0300088
IDENTIF. & REFERENCE

97 MAY -1 AM 11:55
ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1145839