BOOK 10682 PG 621

2 of 2

97 NOV 13 AM 10:57

0369390

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Barbara Eatherly and Cason Dickinson 2200 Selma Avenue Nashville, TN 37214	Same	Map 93-12 Par. 24

1163 11/13 0101 03CHECK 105.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $26,000.00.

Affiant

Sworn and subscribed before me, this 12th day of November, 1997.

Notary Public

Commission Expires:

11-25-2000

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ROBERT C. MONTGOMERY and wife, BILLIE C. MONTGOMERY, referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto BARBARA EATHERLY and CASON DICKINSON, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to-wit:

TRACT I:

Being a portion of the easterly one-half of Lot No. 2 on the Map of George Shield's South Nashville Plan, as of record in Book 57, page 56, Register's Office for said County.

Said tract begins at a point in the line between Lots Nos. 1 and 2, 41 feet north of Hermitage Avenue, formerly Filmore Street, at a stake located 8.9 feet south of the northeasterly corner of a building previously located on the easterly one-half of Lot No. 2; thence with the line between Lots Nos. 1 and 2, in a northerly direction 89 feet to an alley; thence in a westerly direction along said alley 25 feet to a stake; thence in a southerly direction along a line parallel to the line between Lots Nos. 1 and 2, 89 feet to a stake, being 11.1 feet south of the northwest corner of said building; thence in an easterly direction 25.5 feet to the point of beginning.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of George Shield's South Nashville Lots, as of record in Book 57, page 56, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the north side of Hermitage Avenue, and extends back 130 feet along the west margin of Fulcher Street, and 130 feet more or less on the west line of the lot to an alley in the rear on which it measures 56 feet.

Included in the above description to be excluded therefrom is that portion of the premises conveyed to the State of Tennessee, by deed of record in Book 2921, page 139, Register's Office for said County, described as follows:

Beginning at the intersection of the northerly margin of Hermitage Avenue, with the westerly margin of Fairfield Avenue; thence in a northerly direction along the westerly margin of Fairfield Avenue, 75 feet to a point; thence southwesterly along a curve line with a radius of 40 feet, 67.6 feet to a point; thence westerly along a curve line with a radius of 795.5 feet, 5 feet to a point; thence South 11° 10' West 41 feet to the northerly margin of Hermitage Avenue; thence in an easterly direction along the northerly margin of Hermitage Avenue, 50 feet to the point of beginning, containing 2272 square feet, more or less.

Being the same property conveyed to Robert C. Montgomery and wife, Billie C. Montgomery, by Installment Deed from V. D. Hessa and wife, Beatrice Slutsky Hessa, of record in Book 4964, page 984, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on plan of record in Book 57, page 56, Register's Office for Davidson County, Tennessee. Taxes for the year 1997 are being paid at the time of closing.

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above set forth.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

This is unimproved property known as Hermitage Avenue, Nashville, Tennessee.

Grantees shall hold title to the property as tenants in common.

WITNESS my hand this 12 day of NOV., 1997.

Robert C. Montgomery

Billie C. Montgomery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

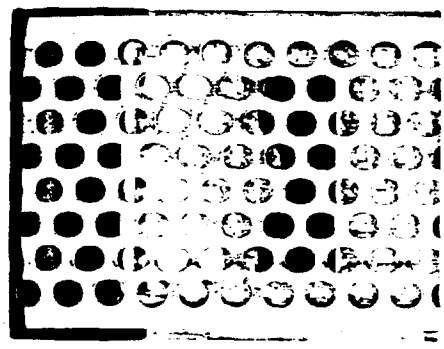
Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Robert C. Montgomery and wife, Billie C. Montgomery, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of _____, 1997.

Notary Public

Commission Expires: 11-25-2000

ag\catherly.wd



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10682 PG 623

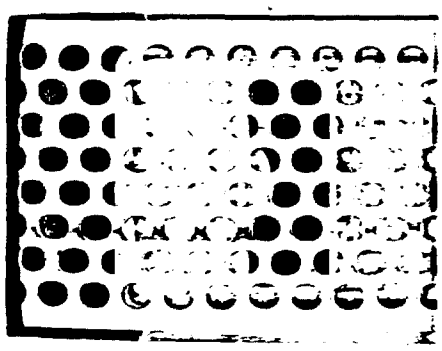
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 26000.00
CON TX 96.20
PRFEE 1.00
WDEED 8.00
TOTAL 105.20
CHECK 105.20

11/13/97 01 10:56 0001 1163

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0369390
IDENTIF. # REFERENCE

97 NOV 13 AM 10:57
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1220333