Box 2

WARRANTY DEED

BOOK 10819 PG 306

File No: 00285659

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian K. Montgomery	Regions Mtg.	Map 160-08
[NAME]	[NAME]	
5368 Trousdale Drive	P.O. Box 2489	Parcel 017
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37211	Montgomery, AL 36102	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Dollie Wanda Denny, a Widow

have this day bargained and sold, and do hereby transfer and convey unto the said Brian K. Montgomery and wife, Jennifer P. Montgomery

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Williamson
} The actual consideration or value which ever is greater, for this transfer is $ 170,000.00

Subscribed and sworn to before me, this the 24TH day of FEBRUARY, 19 98

Martha Miller Sloan
Affiant

Mary B. Simmons
Notary Public

My Commission Expires: [Affix Seal]

NOTARY PUBLIC DAVIDSON COUNT
My Commission Expires March 24, 2000

Mary B. Simmons

unimproved ( )
This is improved (X) property known as 5368 Trousdale Drive, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants 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 for Plan of record, restrictive covenants, and easements of record in the Register's Office for Davidson County, Tennessee and the lien for real property taxes for the year 1998.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 24TH day of FEBRUARY, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dollie Wanda Denny

Dollie Wanda Denny, a widow

98 MAR -3 PM 12:05

RECEIVED & RECORDED

04071771

BOOK 10819 PG 307

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Mary B. Simmons, a Notary Public in and for said County and State Dollie Wanda Denny, a Widow

the within named bargainor(s), 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 at Williamson COUNTY, Tennessee, this 24TH day of FEBRUARY, 19 98.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 24, 2001

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires March 27, 1999

Mary B. Simmons
Notary Public

Mary B. Simmons

Commission expires _____

0279 03/03 0111 03EMFD

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

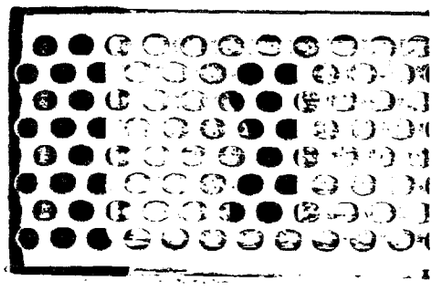
Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Broadwell Acres, as of record in Book 2663, page 118, Registe'rs Office for said County.

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Said Lot No. 9 fronts 110 feet on the easterly side of Trousdale Drive, and runs back 517.8 feet on the northerly line and 470.2 feet on the southerly line, to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to James R. Denny and wife, Dolly Wanda Denny, by deed from N. C. Dunn, Jr. and wife, Ruth B. Dunn, of record in Book 2964, page 114, Register's Office for Davidson County, Tennessee. Also being the same property title to which vested in Dolly Wanda Denny upon the death of her spouse by reason of their tenancy by the entirety.



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

RECEIVED OF _____

FOR _____

BOOK 10819 PG 309

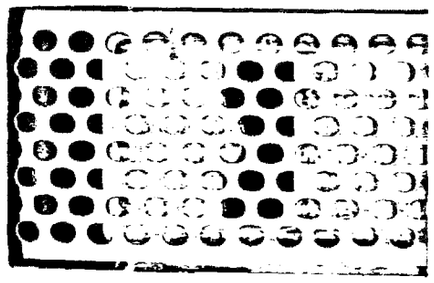
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAPT
170000.00
CON TX 629.00
PRFEE 1.00
MISC 12.00
642.00
642.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/03/98 01 14:04 0001 0279



98 MAR -3 PM 2:05

0407171

IDENTIF. & REFERENCE

No. 1260716