FOR RECORDING PURPOSES

LTIC File No. 38053 File Box 49

BOOK 10843 PG 501

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $168,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: February 19, 1998

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-27-99

K. BRIAN HAY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

THIS INSTRUMENT PREPARED BY:

Lawyers Title Insurance Corporation

424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Dean Montgomery 3100 Wellington Ave. Nashville, TN 37212	GMAC P. O. Box 4400 Waterloo, IA 50704	104-6-286 7440 03/18 0101 03CHECK 632.45

FOR AND IN 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, I/WE, William A. Craig and Rebecca W. Craig, husband and wife

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Dean Montgomery and Tom Neathamer

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 94 and the easterly 2 feet of Lot 95 on the Plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, of said Register's Office in Davidson County.

Said Lot No. 94 and the easterly 2 feet of Lot 95 front together on the northerly side of Wellington Avenue a total distance of 75 feet and run back between parallel lines, with the westerly margin of 31st Avenue South, 135 feet to a dead line at an alley, measuring 75 feet thereon.

BEING the same property conveyed to William A. Craig and Rebecca W. Craig, husband and wife, by Deed of Record in Book 8297, page 955, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE 04 13699

98 MAR 18 PM 1:46

ELLA [illegible] REGISTER DAVIDSON COUNTY, TN

THIS IS ( )IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

3100 Wellington Avenue
Nashville, TN 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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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, this date: February 19, 1998

William A.Craig

Rebecca W. Craig

NOTARY ACKNOWLEDGEMENT

BOOK 10843 PG 502

(Individual Notary Acknowledgement)
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned , a Notary Public within and for the State and County aforesaid,personally appeared William A. Craig, and wife, Rebecca W. Craig with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville , Tennessee on this date of February 19, 1998.

Commission Expires: 11-27-99

MAURY COUNTY, TENN. K. BRIAN HAY NOTARY PUBLIC AT LARGE

Notary Public

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219

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

RECEIVED OF _____

FOR _____

BOOK 10843 PG 503

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 168500.00
CON TX 623.45
PRFEE 1.00
WDEED 8.00
TOTAL 632.45
CHECK 632.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/18/98 01 13:44 0001 7440

04 13699
IDENTIF. ← REFERENCE

98 MAR 18 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1267792