WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 337,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 24, 2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Lummus	NationsBanc Mortgage Corporation	MAP 132-5
(NAME)	(NAME)	
876 Glendale Lane	P. O. Box 35140	PARCEL 149
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Louisville, KY 40232	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Kevin D. Montgomery and wife, Trina Montgomery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Lummus and wife, Julie C. Lummus

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:

Land in Davidson County, Tennessee being parts of Lots No. 1 and 2 and part of Overton Avenue, closed by Ordinance No. 77 on the Plan of Glendale Park, Section 3, of record in Book 2083, page 11, Register's Office for Davidson County, Tennessee described in part according to a survey made by Ben M. Moore, Surveyor, September 1, 1952, as follows:

Beginning on the northerly margin of Glendale Lane at the southwest corner of the property conveyed to C. Wilbon Marlin and wife, by deed from James E. Adams and wife, of record in Book 2094, page 385, said Register's Office; thence with said Marlin's westely line north 7 deg. west 419.85 feet to an iron pin; thence north 85 deg. 25' west 74.5 feet to the easterly margin of Overton Avenue and continuing on 30 feet, more or less, to the center of said Overton Avenue; thence with the center of said Overton Avenue southerly 463 feet, more or less, to the northerly margin of Glendale Lane; thence with same eastwardly 187.9 feet, more or less, to the beginning.

Being the same property conveyed to Kevin D. Montgomery and wife, Trina Montgomery by deed from Robbie C. Nash, unmarried, of record in Book 9684, page 207, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been

CONTINUED

unimproved ( )
This is improved (X) property, known as 876 Glendale Lane, Nashville, Tennessee 37204
(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 19th day of May 19 98

Kevin D. Montgomery

Trina Montgomery

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 Kevin D. Montgomery and wife, Trina Montgomery

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 19th day of May, 19 98.

Commission expires _____

Notary Public

ROBERT E. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 24, 2001

STATE OF TENNESSEE
COUNTY OF

Before me, _____, 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

LEGAL DESCRIPTION CONTINUATION

prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 2083, page 11, said Register's Office.

0440837
IDENTIFICATION REFERENCE
98 MAY 21 PM 2:13
MAIL ENV.
0394 05/21 0101 03CHECK 1259.23

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10941 PG 700

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 337900.00
CON TX 1250.23
PRFEE 1.00
WDEED 8.00
TOTAL 1259.23
CHECK 1259.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0440837
IDENTIF. & REFERENCE

98 MAY 21 PM 2:13

No. 1296370