OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 2852666

BOOK 11224 PAGE 879

STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150600.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 30TH DAY OF NOVEMBER, 19 98.

NOTARY PUBLIC

My Commission expires: 11-29-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
David M. Landers etal (NAME)	New Owners At Same Address (NAME)	131-5-23
8130 Maryland Lane (ADDRESS)	(ADDRESS)	7DA-44920
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 150,600.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Charles S. Montgomery and wife, Ruth A. Montgomery

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto
David M. Landers and Jeffrey E. Smith, in equal shares as tennants in common but **not with** any right of survivorship

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 42** on the plan of **Russwood Heights** as of record at **Book 2133, pages 12 & 13,** Register's Office for said County, to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book **3247** , page **263** , said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to:

Restrictive Covenants of record at Book 2098, page 060 and the limitations shown on said plan at Book 2133, pages 12 & 13, said Register's Office.

0517845
IDENTIF. + REFERENCE

98 NOV 30 PM 2:58
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

PICK-UP 2632 11/30 0101 03CHECK 568.22

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

~~Unimproved~~ (==)
This is improved (X) property, known as 3426 Trimble Rd., Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 30th day of NOVEMBER, 19 98.

Charles S. Montgomery

Charles S. Montgomery

Ruth A. Montgomery

Ruth A. Montgomery

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles S. Montgomery and wife Ruth A. Montgomery, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 30th day of NOVEMBER, 1998.

My Commission expires:
11-30-98

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

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

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

My Commission expires:

_____

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11224 PAGE 881

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			MAMT 150600.00	
			ERR CO	
			MAMT 150600.00-	
			CAMT 150600.00	
			CON TX 557.22	
			PRFEE 1.00	
			MTGTX 8.00	
			CFEE 2.00	
			TOTAL 568.22	
			CHECK 568.22	
11/30/98	01		14:58 0001 2632	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05178 45 IDENTIF. ↑ REFERENCE

98 NOV 30 PM 2:58

BILL GARNELL REGISTER
DAVIDSON COUNTY, TN.

No. 137766