File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #98-12-13-2B

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,900.00

Betty L. Buckner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NATHAN E. MONTGOMERY, JR. (NAME)	"NEW OWNERS" (NAME)	MAP 132-09
4405 Soper Avenue (ADDRESS)	(ADDRESS)	PARCEL 036
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #16DA-17013

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, PETER A. LAKES AND WIFE, LEIGH K. LAKES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NATHAN E. MONTGOMERY, JR., UNMARRIED

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 the Davidson County, Tennessee, being the southerly 5 feet of Lot No. 5 and the northerly 90 feet of Lot No. 6 on the Map showing Subdivision of certain Lots in Oak Hill Subdivision No. 1, as of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.

SAID part of said Lot Nos. 5 and 6 front together 95 feet on the westerly side of Soper Avenue and run back between lines 418.40 feet, more or less, to the easterly line of the J. H. Schey property, measuring 95 feet thereon.

BEING the same property conveyed to Peter A. Lakes and spouse, Leigh K. Lakes, by Deed from Edith V. Fly, a single person, of record in Book 9343, Page 870, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been paid by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 4405 Soper Avenue, Nashville, TN 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 7th day of January, 1999

P. A. Lakes
PETER A. LAKES

Leigh K. Lakes
LEIGH K. LAKES

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

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a 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

STATE OF OHIO)
COUNTY OF Butler)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PETER A. LAKES AND WIFE, LEIGH K. LAKES, 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 purposes therein contained. Witness my hand and official seal at Middletown, Ohio, this 8th day of January, 1999.

My Commission Expires: AMY C. RYAN, Notary Public
State Of Ohio
My Commission Expires February 19, 2002

Amy C Ryan
Notary Public

0536442
IDENTIF. ← REFERENCE

99 JAN 13 AM 11:06

ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

2272 01/13 0101 03CHECK 595.23

DCTN01WC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11295 PAGE 947

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

CAMT
157900.00
CON TX 584.23
PRFEE 1.00
MAMT 8.00
ERR CO
MAMT 8.00-
WDEED 8.00
CFEE 2.00
TOTAL 595.23
CHECK 595.23

01/13/99 01 11:07 0001 2372

99 JAN 13 AM 11:06
BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0536442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411822