40-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Ph. (615) 298-3312 - Fax. 292-8746
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W & I Ref: (sk) Title No: 40723
Dav. Co. File: Box 8

BOOK 11371 PG. 445

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James W. Montgomery Karen O. Montgomery 4309 Nevada Avenue Nashville, TN 37209	SUNSHINE mortgage corporation P.O. Box 9274 Marietta, GA 30065

TAX MAP-PARCEL NUMBERS: 091-16-252

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 134,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Marsh Lindsey and spouse, Emily Jane Kitos,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James W. Montgomery and spouse, Karen O. Montgomery,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 210 of Block 10 on the Map of Charlotte Park Company's First Addition to Nashville of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 210 fronts 50 feet on the southerly side of Nevada Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Richard D. Kent and wife, Minnie Jane Kent by deed from R.S. Chaffin and wife, Lula Chaffin of record in Book 1284, page 189, said Register's Office. The said Richard D. Kent and Minnie Jane kent have since died, with Richard D. Kent predeceasing Minnie Jane kent. By order of record in Book 10321, page 363, said Register's Office, Richard Manson was appointed Administrator, C.T.A. By Quitclaim Deed of record in Book 10321, page 365, said Register's Office, the said Richard Manson, Administrator, C.T.A. of the Estate of Minnie Jane Kent, conveyed subject property to Christopher Marsh Lindsey and wife, Emily Jane Kitos.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999 and subsequent years: The Plan, of record in Plat Book 57, Page 103, said Register's Office.

This is improved property, known as: 4309 Nevada Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of February, 1999.

Christopher Marsh Lindsey

Emily Jane Kitos

State of Tennessee
County of Davidson

On this 26th day of February, 1999, before me the undersigned authority, personally appeared **Christopher Marsh Lindsey** and **Emily Jane Kitos**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 134,000.00

Karen Montgomery
Affiant

Sworn and subscribed before me on the 26th day of February, 1999.

Notary Public

My Commission Expires: 11-27-99

0557347
IDENTIFICATION & REFERENCE

99 MAR -5 PM 4:02

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

Wldoc: Deed Wty—12/92

4643 03/05 0101 03CHECK 506.80

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11371** PG. **447**

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

0557347

IDENTIF. & REFERENCE

99MAR-5 PM 4:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	134000.00
CON TX	495.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	506.80
CHECK	506.80

03/05/99 01 16:01 0001 4643

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433811