BOOK 11386 PG. 738

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 99

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KEVIN R. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE Exp. 11/27/1999

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
Arthur Van Buren (NAME)	Fifth Third Bank of Kentucky Inc (NAME)	MAP 161-10-B
5308 Old Village Road (ADDRESS)	250 W. Main Street (ADDRESS)	PARCEL 138 CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Lexington, KY 40507 (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, Rodrick A. Montgomery and wife, Sheila R. Montgomery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur Van Buren, 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 Davidson County, Tennessee, being Lot No. 137 on the Plan of Villages of Brentwood, Phase Ten-A of record in Plat Book 7900, page 313, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rodrick A. Montgomery and wife, Sheila R. Montgomery, by deed from Fox Ridge Homes, Inc., of record in Book 8895, page 592, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, page 313, said Register's Office; and (c) restrictive covenants of record in Book 6143, page 11, Book 6398, page 495, Book 8507, page 831 and Book 8542, page 973, said Register's Office.

99 MAR 16 PM 1:36
R.E. CANNELL REGISTER DAVIDSON COUNTY, TN.

RECORDER'S NOTE TO LEGIBILITY OF WRITING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved (X) unimproved ( ) property, known as 5308 Old Village Road, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

0056 1923
IDENTIF. ↑ REFERENCE

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 15th day of March 19 99

X Rodrick A. Montgomery
Rodrick A. Montgomery

X Sheila R. Montgomery
Sheila R. 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 Rodrick A. Montgomery and wife, Sheila R. 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 15th day of March, 1999.

KEVIN D. MONTGOMERY NOTARY PUBLIC Exp. 11/27/1999 DAVIDSON COUNTY, TENNESSEE PUBLIC AT LARGE

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

566.00 CHECK 0101 03/16/99 8546

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0561923

IDENTIF. ↑ REFERENCE

99 MAR 16 PM 1:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	150000.00
CON TX	555.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	566.00
CHECK	566.00

03/16/99 01 13:36 0001 9458

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438583