Davidson County DEEDWARR
Recvd: 03/16/05 12:45 2 pgs
Fees:13.00 Taxes:318.20

20050316-0028951

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN01365

# WARRANTY DEED

ERINN A. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
**$86,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of March, 2005.

Notary Public

MY COMMISSION EXPIRES:_____

**THIS INSTRUMENT WAS PREPARED BY**
**NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027**

| ADDRESS OF NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Frank M. Allen**<br>**311 Morton Avenue**<br>**Nashville, TN 37211** | NEW OWNER | **119-14-0-219.00** |

FOR AND IN 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,

**Virginia L. Montgomery,** unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Frank M. Allen,** 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. 15 on the Plan of Pleasant View Subdivision of Mrs. McCombs property Nolensville Road, of record in Plat Book 421, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Virginia L. Montgomery, by Quit Claim Deed from Lila Ruth Thomas, dated 12-4-02 and recorded 8-19-03 in Instrument No. 20030819-0120264, and being the same property previously conveyed to Virginia L. Montgomery and Lila Ruth Thomas, by Quit Claim Deed from Virginia L. Montgomery, dated 8-14-02 and recorded 9-9-02 in Instrument No. 20020909-0108899, and being the same property previously conveyed to Virginia L. Montgomery, by Warranty Deed from R.C. Lamb and wife, Mary Ann Lamb, dated 7-7-98 and recorded 7-15-98 in Book 11021, page 13, all of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X) property known as **311 Morton Avenue, Nashville, TN 37211**
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 hands this 11th day of March, 2005.

**Virginia L. Montgomery**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia L. Montgomery, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 11th day of March, 2005.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2008

Commission Expires:_____

Notary Public

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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 _____, 2005.

Commission Expires:_____

_____
Notary Public

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2005.

Commission Expires:_____

_____
Notary Public