This Instrument Was Prepared By

Of The Law Firm of Dearborn & Ellington
Stahlman Building, Nashville, Tennessee

BOOK 4844 PAGE 405 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP, PARCEL NUMBER
James R. Starkey et ux	Home Federal Savings & Loan	117-7-25
(NAME) Lot 22 Cloverbrook	(NAME) L & C Tower	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged, and for a further consideration, James R. Starkey and wife, Polly B. Starkey, assumes and agrees to pay the unpaid balance of an original indebtedness of $39,400.00, secured by a deed of trust of record in Book 4656, page 341, Register's Office for Davidson County, Tennessee.

We, N. Eddie Montgomery and wife, Susan B. Montgomery,

have this day bargained and sold, and do hereby transfer and convey unto the said

James R. Starkey and wife, Polly B. Starkey, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land lying and being in the 32nd Councilmanic District of Davidson County, Tennessee, and being Lot No. 22 on the Plan of Cloverland Acres, Section 2, as of record in Book 4460, page 114, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Cloverbrook Drive at the common corner of Lots 22 and 23; thence with the line between said two lots westerly 336.27 feet to a point; thence northeasterly 176.44 feet to a point; thence easterly 191.95 feet to the westerly margin of Cloverbrook Drive; thence with the westerly margin of said Drive southerly 220.0 feet to the point of beginning.

Being the same property conveyed to N. Eddie Montgomery, by deed from Eugene R. Williams, and wife, Rebecca Williams, of record in Book 4651, page 967, Register's Office for Davidson County, Tennessee.

DAVID W. ELLINGTON NOTARY PUBLIC DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 63,000.00

Subscribed and sworn to before me, this the 15th day of August 19 74

Affiant

My commission expires: 2/8/78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as Lot 22 Cloverbrook (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James R. Starkey and wife, Polly B. Starkey, their

(successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James R. Starkey andwwife, Polly B. Starkey, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 15th *day of* August, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

N. Eddie Montgomery

Susan B. Montgomery

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, R. W. Ellis, a Notary Public in and for said County and State, N. Eddie Montgomery and wife, Susan B. Montgomery

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 15 day of Aug, 19 74.

R. W. Ellis
Notary Public

Commission expires 2/8/78

DAVID W. ELLIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

.....Notary Public

Commission expires .....

WARRANTY DEED

FROM

N. EDDIE MONTGOMERY ET UX

TO

JAMES R. STARKEY ET UX

C 67529

IDENTIF. REFERENCE

AUG 16 3 05 PM

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238

AUG 16 74	CONV	63,000.00			
AUG 16 74	S'TAX		A*	163.80	
AUG 16 74	PR'FEE		A*	.50	
AUG 16 74	W'DEED		A*	4.00	* 168.30