1st

WARRANTY DEED

BOOK 5085 PAGE 777

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,851.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 1976

Notary Public

MY COMMISSION EXPIRES: 4/18/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Baber (NAME)	Montrose Associates, Inc. (NAME)	
Rt. 1 Earheart Rd. (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	110
Mt. Juliet, TN. 37122 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	136 pw

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, Dennis R. Dill and wife, Nancy L. Dill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Baber and wife, Tricia C. Baber

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 4th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Gary R. Cummings, Surveyor, August 16, 1967, as follows, to wit:

Beginning at a point in the center of Earhart Road, said point being south 529.8 feet from the intersection of the center line of said Earhart Road and Hessey Road, said point also being the southeast corner of the property conveyed to Charles E. Koch, et ux, by deed from Billy V. Hilgadiack, et ux, of record in Book 4010, page 10, Register's Office for Davidson County, Tennessee; thence south 86°25' west 968.0 feet to a point; thence south 4° 15' west 137.6 feet to a point; thence north 86° 25' east 1015.0 feet to a point in the center line of Earhart Road; thence with the center line of Earhart Road, north 16° 22' west 142.0 feet to the point of beginning.

Being the same property conveyed to Dennis R. Dill and wife, Nancy L. Dill by deed from Robin N. McFarlin and wife, Terri McFarlin, as of record in Book 4508, page 320, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4508, page 322, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (x) property, known as Rt. 1, Earhart Road, Mt. Juliet, Tennessee
(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 hands this 22nd day of October, 19 76

Dennis R. Dill

Nancy L. Dill

STATE OF TENNESSEE
REAL ESTATE TRANSFER TAX
4727

STATE OF Tennessee
COUNTY OF Davidson

BOOK 5085 PAGE 778

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis R. Dill and wife, Nancy L. Dill

the bargainor S, 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, TN. this day of October, 19 76

Commission Expires 11/18/78

Notary Public.

DENNIS ROBINSON NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
County

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 {his oath / their several oaths} acknowledged {himself / themselves} to be the and respectively of the the within named bargainor, a corporation, and that {he / they} as such and , being authorized so to do, executed the foregoing instrument for the purpose 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

D 76070

IDENTIF. REFERENCE

Nov 8 2 46 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

NOV-8[illegible]	CONV	33-851.50		
NOV-8[illegible] STATAX			B*	88.14
NOV-8[illegible] RMFEE			B*	.50
NOV-8[illegible]	WDEED		B*	4.00 * 92.64

WARRANTY DEED

FROM
Dennis R. Dill et ux

TO
Michael D. Baber et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
REPRESENTING
U.S. LIFE TITLE INSURANCE
Company of New York

William S. Traber
[illegible]
Nashville, Tenn. 37214