FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$49,000.00 Gerald B. Montgomery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 1982.

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald B. & Barbara Ann Montgomery (NAME)	Federal Land Bank of Louisville (NAME) mail	Map 174
Rt 1, Box 327A PETTUS ROAD (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 811 (STREET ADDRESS)	P/O Par. 8
ANTIOCH TN. 37013 (CITY) (STATE) (ZIP)	Gallatin Tn. 37066 (CITY) (STATE) (ZIP)	P/O 5D-23451

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, W. K. Gardner and wife, Pattygale G. Gardner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald B. Montgomery and wife, Barbara Ann Montgomery

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 5th Civil District of Davidson County, Tennessee, described according to a survey by Howard George and Associates, dated November 23, 1981, as follows:

BEGINNING at an iron pin set in the Westerly right-of-way of Pettus Road, approximately 1230 feet South of the centerline of Preston Road; thence with the said right-of-way S 1 deg. 30 min. 00 sec. W, 160 feet to an iron pin set; thence N 88 deg. 30 min. 00 sec. W, 1382.90 feet to an iron pin set; thence N 8 deg. 10 min. 37 sec. W, 259.92 feet to and iron pin set in a fence; thence S 89 deg. 02 min. 33 sec. E, 472.80 feet to a planted stone at a fence corner; thence S 4 deg. 32 min. 00 sec. E,112.74 feet to a fence corner; thence S 88 deg. 54 min. 39 sec. E, 687.65 feet to a fence corner; thence S 89 deg. 57 min. 42 sec. E, 254.42 feet to the beginning, containing 6.03 acres, more or less. Known as Tract I

BEING part of the same property conveyed to W. K. Gardner and wife, Pattygale G. Gardner by deed from Carroll Maxwell and Adelee Maxwell Yates, of record in Book 4904, page 320, Register's Office for Davidson County, Tennessee.

Adjoining property owner, Cecil Gardner, has right to water from spring on Tr. 1. Pump belongs to owner of Tr.1. Cecil Gardner to pay $15.00 per month electric bill. Pump maintenance and water line from pump to point of intersection of waterline servicing Cecil Gardner as per survey by Howard George dated 11/23/81 to be joint maintenance as long as both parties are using spring water. At termination of either user, remaining user to pay full maintenance costs. When water tap is available to Cecil Gardner, then 30 days from date of availability all easements to spring water on Tr. 1 will be terminated. Also easements on Tr. 2, 3 and 4 for service line of said spring water will be terminated. Tracts 2, 3 and 4 do not have right to use water from said line. Restrictive Covenants (1) No trailer or mobile home may be used as temporary or permanent living quarters. (2) No swine or commercial poultry may be kept on property. (3) No storage of junk cars, storage of bldg. materials or other offensive or unsightly storage may be placed on Tracts.

unimproved ( ) This is improved ( ) property. Known as (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 hand s this 12th day of January, 1982

W. K. Gardner By Ramsey B. Leathers, Jr. Attorney for Pattygale G. Gardner

Pattygale G. Gardner

Ramsey B. Leathers, Jr. executed this instrument on behalf of W. K. Gardner pursuant to a Power of Attorney of record in Book 5827, page 176, said Register's Office.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pattygale G. Gardner

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, Tennessee, this 12th day of January 1982.

Commission expires 4/21/85

Gene W. Fitch
Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
Davidson 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 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

G 7.6 1.6 6.

8868 01/19 13.90- CHECK

IDENTIF. REFERENCE

JAN 19 1 35 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
W. K. Gardner and wife,
Pattygale G. Gardner

TO
Gerald B. Montgomery and wife,
Barbara Ann Montgomery

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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 Ramasy B. Leathers, Jr. with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of W. K. Gardner as his Attorney in Fact as the free act and deed of the within named W. K. Gardner.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of January, 1982.

My Commission expires: 4/21/85

Gene W. Fitch
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			49000.00- CO	
			127.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 133.90-	
8260A01/19/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7.6 1-6 6-M

IDENTIF. REFERENCE

JAN 19 1 35 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 862964