BOOK 6598 PAGE 458

FORM NO. WD-1

J 14856

IDENTIF. REFERENCE

JUN 21 9 55 AM '85

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } SUMNER

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

$51,751.52

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June 1985.

Notary Public

MY COMMISSION EXPIRES: 2/11/87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney, 213 N. Main Street, Goodlettsville, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHIRLEY OVERBY (NAME)	THE KISSELL COMPANY (NAME)	42-7A-45
829 Heritage Circle (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	11D 92914
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	

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, DAVID L. MONTGOMERY and wife, KIM A. MONTGOMERY,

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

BEING Lot No. 209 on the Revised Phase Two, HERITAGE SQUARE, as of record in Plat Book 5200, Page 378, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

BEING the same property conveyed to the within named Grantors by deed of record in Book 5906, Page 90, Register's Office for said County.

THIS conveyance is subject to all restrictions and easements of record.

AS part of the consideration herefore is the assumption of the following two (2) Deeds of Trust pursuant to FHA Case No. 483-084604-566, and the respective notes thereby secured, which indebtedness the within named Grantee does hereby agree to assume and to pay in accordance with the terms and conditions of said Notes and Deeds of Trust; TO WIT:

1. A Deed of Trust of record in Book 5906, Page 93, Register's Office for Davidson County, Tennessee, to secure one note in the original principal amount of $44,000.00 to The Kissell Company; and

2. A Deed of Trust of record in Book 5906, Page 97, Register's Office for Davidson County, Tennessee, to secure one note in the original principal amount of $113,144.00 to The United States of America, acting by and through the Secretary of Housing and Urban Development (for Repayment of Section 235 Assistance).

unimproved ( )
This is improved (X) property, known as 829 Heritage Circle, Madison, TN 37115
(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 19th day of June, 1985

DAVID L. MONTGOMERY: David L Montgomery

KIM A. MONTGOMERY: Kim A Montgomery

A-101

BOOK 6588 PAGE 459

STATE OF TENNESSEE
~~Davidson~~ County
SUMNER

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named DAVID L. MONTGOMERY and wife, KIM A. MONTGOMERY,

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 Hendersonville, Tennessee, this 19th day of June, 1985.

Commission expires 2/11/87

Notary Public

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

WARRANTY DEED

FROM

DAVID L. MONGOMERY et ux

TO

SHIRLEY OVERBY, unmarried

REGISTER, PLEASE RETURN TO:
W. K. GEORGAS, JR.
P. O. BOX 1733
HENDERSONVILLE, TN 37075

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6588 PAGE 460

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
			51751.52- CAMT.	
			134.68 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 141.18-	
0476A06/21/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:48 56

IDENTIF. REFERENCE

Jun 21 8 55 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 146853