FILE BOX 45

BOOK 6644 PAGE 508

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 85

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin E. Owens (NAME)	Fidelity Federal Savings & Loan Association (NAME)	68
175A Hydes Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	59 E 60
Nashville, TN 37218 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND 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, George H. Montgomery, Jr. and wife, Kathy N. Montgomery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin E. Owens and wife, Teresa Owens, a one-half undivided interest, and A. R. Craddock, a one-half undivided interest, as joint tenants with right of survivorship

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.

TRACT NO. 1

A tract of land in the 13th Civil District of Davidson County, Tennessee, being Tract No. 1 on a survey prepared by Georama Land Surveying, more particularly described as follows:

BEGINNING at a monument in the northerly margin of Hydes Ferry Pike, the SW corner of this tract and a SE corner of Wall; thence along Wall's easterly line, N 2 deg. 41' 31" E 765.23 feet to a stake; the NW corner of this tract; thence leaving Wall's line, 86 deg. 45' E 335.44 feet to a stack, the NE corner of this tract; thence S 6 deg. 57' 33" W 832.12 feet to a stake in the northerly margin of Hydes Ferry Pike; thence along said margin, in a northwesterly direction 288.04 feet to the point of beginning and containing 5.66 acres more or less.

BEING the same property conveyed to Geroge H. Montgomery, Jr. by deed from Mary Elizabeth Price (Now Story) and husband, Robert Story, of record in Book 6402, Page 362, Register's Office for said County. See Quitclaim Deed of record in Book 6644, Page 505, Register's Office for said County.

TRACT NO. 2

Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a stake in the Northeast corner of a 5.66 acre tract, presently owned by Grantee, the NW corner of 5.02 acre tract, presently owned by grantor's and the SE corner of this tract; thence along the rear line of grantee's 5.66 acre tract, in a westerly direction 335.44 ft. to a point the SW

This is improved (XX) unimproved ( ) property, known as 175A Hydes Ferry Pike, (House Number) (Street) Nashville, TN 37218 (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 heir 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 covey 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 26th day of August, 1985

Kathy N. Montgomery

George H. Montgomery, Jr.

Kathy N. Montgomery is joining in this conveyance to convey any and all marital rights she may have to said property.

BOOK 6614 PAGE 509

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 George H. Montgomery, Jr. and wife, Kathy N. Montgomery

(or proved to me on the basis of satisfactory evidence

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 26th day of August 19 85.

Commission expires 10-20-85

Notary Public

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 (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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 _____ 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

George H. Montgomery, Jr.
Kathy N. Montgomery

TO

Marvin E. Owens
Teresa Owens

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CONTINUATION OF LEGAL DESCRIPTION

corner of this tract and the NW corner of grantee's 5.66 acre tract; thence will wall's E line, N 2 deg. 41' 31" E 901.57 ft. to a post, the NW corner of this tract; thence S 72 deg. 35' 40" E 410 ft to a point, the NE corner of this tract; thence S 6 deg. 57' 33" W 800 ft. to a point of beginning, containing 7.15 acres, more or less.

BEING the same property conveyed to George H. Montgomery and wife, Linda A. Montgomery by deed from John Robert Martin and L. H. Melton, of record in Book 5817, Page 610, Register's Office for said County. Also see Quitclaim Deed to George H. Montgomery from Linda A. Montgomery, of record in Book 6644, Page 505, Register's Office for said County.

TRACT No. 3
BEGINNING at a point in the northerly margin of Hydes Ferry Pike, the SW corner of this tract and SE corner of Tract No. 1 above; thence along the common line of said two tracts, N 6 deg. 57' 33" E 832.12 feet to a point; thence S 86 deg. 45' E 237.45 feet to a point; thence S 4 deg. 45' 30" W 891.57 feet to a stake and S 4 deg. 45' 30" W 17.0 feet to a point in the notherly margin of Hydes Ferry Pike; thence with said margin in a westerly direction 59.20 feet; thence N 4 deg. 45' 30" E 20 feet; thence 225.96 feet westerly to the point of beginning, and containing 5.02 acres, more or less.

BEING the same property conveyed to George H. Montgomery by deed from John Robert Martin and L. H. Melton, of record in Book 6644, Page 502, Register's Office for said County.

32961.

IDENTIFICATION REFERENCE

AUG 30 2 16 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6644 PAGE 511

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			69000.00- CAMT.	
			179.40 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	188.90-
2734A	08/30/85	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32961

IDENTIFICATION REFERENCE

AUG 30 2 16 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168575