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mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
Terry L. Montgomery, et ux 6406 Fischer Court Brentwood, TN 37027	NEW OWNER	Map 61-15 Parcel 323 Field Book I.D. #15DZ 16975

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the assumption and payment of one certain Note dated June 8th, 1980, executed by Charles L. Hendricks, unmarried, secured by a Deed of Trust to M. Norris Jenkins, Trustee, of record in Book 8129, page 198, Register's Office for DAVIDSON County, Tennessee, to secure to Agnes E. Perry, the original principal amount of $27,562.00, which the GRANTEES herein assume and agree to pay and hold GRANTOR harmless from same, the receipt all of which is hereby acknowledged, I, CHARLES L. HENDRICKS, single, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do hereby transfer and convey unto TERRY L. MONTGOMERY and wife, CAROLYN F. MONTGOMERY, hereinafter referred to as 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 Davidson County, Tennessee, being Lot No. 231 on the plan of Inglewood Place, of record in Book 332, page 101, Register's Office for said County.
>
> Said Lot No. 231 fronts 110 feet on the southerly margin of Stratford Avenue and extends back 205 feet between parallel lines to a dead line in the rear measuring 110 feet thereon.
>
> Being the same property conveyed to Charles L. Hendricks, by deed from Agnes E. Perry, unmarried, of record in Book 8129, page 195, and rerecorded in Book 8130, page 271, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is: 1114 Stratford Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever.

And, GRANTOR does covenant with the said GRANTEES, that he is lawfully

seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1991 taxes, which have been prorated and will be paid in full at closing.

2. Those matters as they appear on the Plan of record in Book 332, page 101, said Register's Office.

4. Deed of Trust executed by Charles L. Hendricks, unmarried, to M. Norris Jenkins, Trustee, of record in Book 8129, page 198, Register's Office for DAVIDSON County, Tennessee.

The GRANTOR represents and warrants that the present existing balance of the mortgage loan in favor of Agnes E. Perry, as evidenced by the Deed of Trust of record in Book 8129, Page 198, Register's Office for DAVIDSON County, Tennessee, as hereinabove recited is $25,529.46.

And GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 14th day of October, 1991.

GRANTEES:

TERRY L. MONTGOMERY

CAROLYN F. MONTGOMERY

GRANTOR:

CHARLES L. HENDRICKS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES L. HENDRICKS, a single man, and TERRY L. MONTGOMERY and wife, CAROLYN F. MONTGOMERY, 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 this the 14th day of October, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $37,500.00.

AFFIANT

Sworn to and subscribed before me, this the 14th day of October, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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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

CAMT	37500.00
CON TX	138.75
PRFEE	1.00
WDEED	9.00
TOTAL	148.75
CHECK	148.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/09/91 01 07:10:0001 1319

5.3015.

IDENTIFICATION REFERENCE

Oct 9 9 08 AM '91

No. 466111