Box 41

BOOK 8713 PAGE 599

WARRANTY DEED

FROM: Dixon L. Northcutt and wife, Isabel E. Northcutt, Grantors

TO: David Montague and wife, Donna Montague, Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

114 Forest Place Circle
Nashville, TN 37215

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

(new owners)

Map-Parcel Numbers

160-8-A-800

Field Book Numbers

06DU 81567

~~4875 08/28 0101 93~~CHECK 160.63

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty-Nine Thousand Nine Hundred and No/100 Dollars ($39,900.00).

David Montague
Affiant

SUBSCRIBED AND SWORN TO before me, this the 28 day of August, 1992.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3-27-93

FOR AND IN CONSIDERATION OF the sum of Thirty-Nine Thousand Nine Hundred and No/100 Dollars ($39,900.00), the receipt and sufficiency of which are hereby acknowledged, Dixon L. Northcutt and wife, Isabel E. Northcutt, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said David Montague and wife, Donna Montague, Grantees, their heirs, successors, 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. 8 on the Plan of Maxwell Crossing of record in Book 6250, page 290, Register's Office for Davidson County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Dixon L. Northcutt and wife, Isabel E. Northcutt, by deed

from Ione Mary Steltemeier of record in Book 4099, page 73, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Lot 8 on the plan of Maxwell Crossing.

This conveyance is expressly made subject to the following:

1. The lien for 1992 taxes which have been prorated and will be paid by Grantees.

2. Restrictive Covenants contained in an instrument of record in Book 6867, page 597, Register's Office for Davidson County, Tennessee.

3. Easement for Open Space and Drainage Area, Roadway Maintenance and Water Service Line Agreement, of record in Book 6867, page 597, in said Register's Office.

4. Easement for sanitary sewers and/or storm drainage of record in Book 4940, page 796, in said Register's Office.

5. All easements, conditions and other matters shown on the Plan of Record recorded in Book 6250, page 390, said Register's Office.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 28th day of August, 1992.

Dixon L. Northcutt

DIXON L. NORTHCUTT

Isabel E. Northcutt

ISABEL E. NORTHCUTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me DIXON L. NORTHCUTT, a Notary Public of said County and State, he, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 28th day of ~~September~~ August, 1992.

Denise M. Saumeyer
Notary Public

My Commission Expires: 3-27-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me ISABEL E. NORTHCUTT, a Notary Public of said County and State, she, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 28th day of ~~September~~ August, 1992.

Denise M. Saumeyer
Notary Public

My Commission Expires: 3-27-93

40553

IDENTIFICATION REFERENCE

AUG 28 11 07 AM '92

W. A. Z. WILSON II REG. STA.
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8713 PAGE 602

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	39900.00
CON TX	147.63
PRFEE	1.00
WDEED	12.00
TOTAL	160.63
CHECK	160.63

08/28/92 01 11:09 0001 4875

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4055.3

IDENTIFICATION REFERENCE

AUG 28 11 07 AM '92

F. Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 564600