BOOK 9585PG267

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30372

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36067
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Patricia G. Mitchell<br>John R. Mitchell<br>3718 Bakertown Road<br>Nashville, TN 37211 | Fleet Mortgage Corp.<br>7P.O. Box 1561<br>Milwaukee, WI 53201 |

**TAX MAP-PARCEL NUMBERS: 148-06-123 05DV 15461**

7610 02/01 0101 03CHECK 238.40

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert W. Montana, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia G. Mitchell and spouse, John R. Mitchell,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 17 on the plan of Mangum Heights Subdivision, of record in Book 2330, page 147, Register's Office for said County.

SAID Lot No. 17 fronts 70 feet on the northeasterly margin of Bakertown Road and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Robert W. Montana and wife, Regina D. Montana by deed from John T. Gleaves, Sr., Trustee, with full powers of record in Book 7885, page 625, said Register's Office. The said Regina D. Montana has since died.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 2334 Page 427 said Register's Office, and to the matters set forth in the referenced Plan of record.

Barbara S. Montana, the spouse of Robert W. Montana, joins in this conveyance solely to convey any marital interest in subject property.

**This is improved property, known as:** 3718 Bakertown Road, Nashville, TN 37211

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 31st day of January, 1995.

Robert W. Montana
**Robert W. Montana**

Barbara S. Montana
**Barbara S. Montana**

**State of Tennessee**
**County of Davidson**

On this 31st day of January, 1995, before me the undersigned authority, personally appeared **Robert W. Montana and Barbara S. Montana**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/98

My Commission Expires: _____

Christy Wilkins Ivey
Notary Public

**State of Tennessee**
**County of Davidson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 62000.00

Affiant

Sworn and subscribed before me on the 31st day of January, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/98

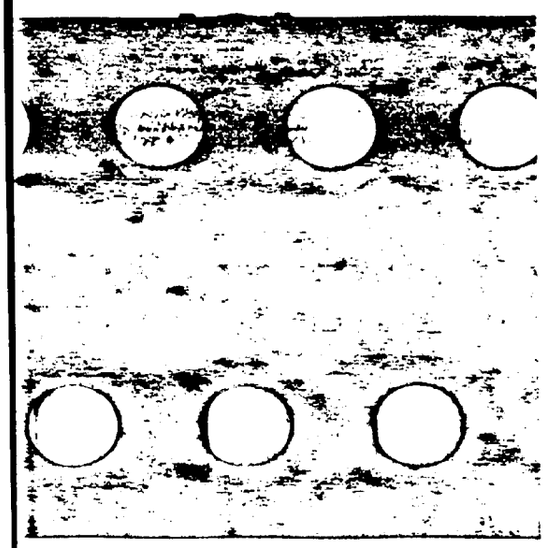
My Commission Expires: _____

Christy Wilkins Ivey
Notary Public

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



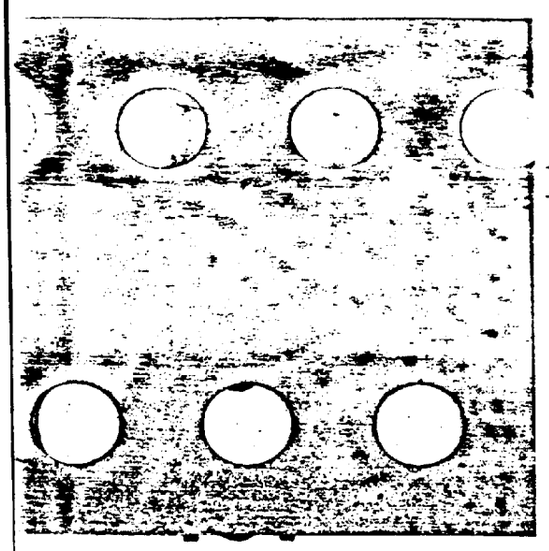
RECEIVED OF _____

FOR _____

BOOK 9585 PG 269

| | | |
|---|---|---|
| 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 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 8.00
TOTAL 238.40
CHECK 238.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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30372

IDENTIF. & REFERENCE

REGISTER
DAVIDSON COUNTY, TN.

**No.** 877369