OWNER:
AUGUSTIN A. MONTALTO
721 North Fuller
Independence, Missouri 64050

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds
Attorneys at Law
109 Castle Heights Avenue North
Lebanon, Tennessee 37087

SEND TAX BILLS TO:
COUNTRYWIDE HOME LOANS
750 Old Hickory Boulevard Suite 286
Brentwood, TN 37027

Map 44-5 Parcel 81.00

BOOK 10301 PG 896

96 DEC 27 AM 9:49
DAVIDSON COUNTY, TN.

0259232
IDENTIF. & REFERENCE

D E E D

FOR AND IN CONSIDERATION of the sum of Fifty-Four Thousand Dollars ($54,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, **KATHLEEN A. WESTERMAN**, have this day bargained and sold and by these presents do hereby transfer and convey unto **AUGUSTIN A. MONTALTO**, his heirs and assigns, forever, the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, bound and described as follows, to-wit:

> Being Lot No. 21 of Rayon City, as shown on the plat of record in Plat Book 843, page 13, 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 KATHLEEN A. WESTERMAN, by deed from Larry D. Butler and Billy D. Butler, dated August 15, 1993, and of record in Book 9066, page 99, Register's Office for Davidson County, Tennessee. Reference is further made to quitclaim deed of record at Book 9066, page 102, said Register's Office.
>
> This description is the same as in the prior deed.
>
> THIS IS IMPROVED PROPERTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **AUGUSTIN A. MONTALTO**, his heirs and assigns, in fee simple, forever.

I COVENANT with said Grantee that I am lawfully seized and possessed of said property; that I have a good and lawful right to make this conveyance; that the same is free and clear and unencumbered, except as noted herein; and that I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all visible easements

9515 12/27/96 01 03CHECK 208.80

or rights-of-way, any and all matters shown on the plat of record at Book 843, Page 13, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION to be given with date of deed.

Property taxes for the year 1996 shall be prorated as of the date of this deed.

BOOK 10301 PG 897

AND I, JOEL L. JAMES, husband of the said Kathleen A. Westerman, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURES hereto this 23rd day of December, 1996.

Kathleen A. W

KATHLEEN A. WESTERMAN

Joel L James

JOEL L. JAMES

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, KATHLEEN A. WESTERMAN and husband, JOEL L. JAMES, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of December, 1996.

David B Smith

Notary Public

DAVID B. SMITH NOTARY PUBLIC LARGE WILSON CO. TENN.

My commission expires: 11-2-97

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The actual consideration or value, whichever is greater, for this transfer is $ 51,000.00.

David B Smith

Affiant

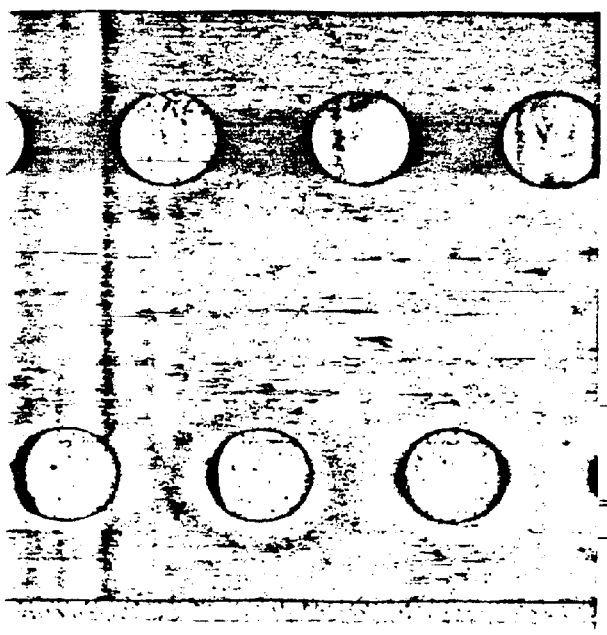
Sworn to and subscribed to before me, this the 23rd day of December, 1996.

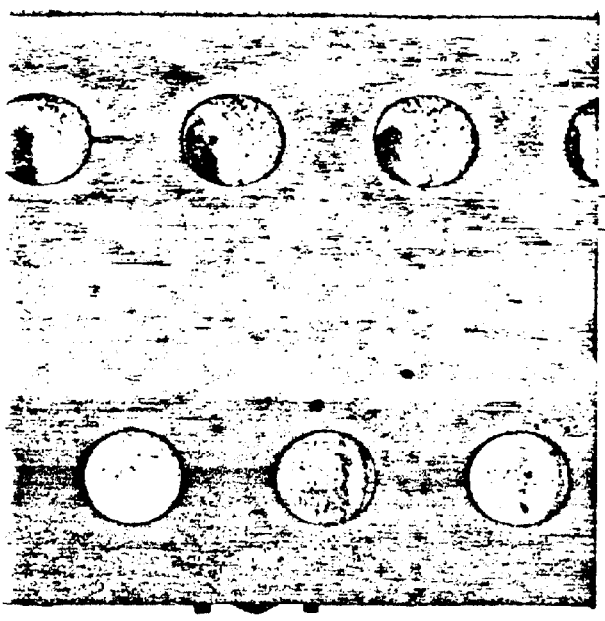
Debbie A. Rogers

Notary Public

DEBBIE A. ROGERS NOTARY PUBLIC WILSON COUNTY, TN.

My commission expires: 3-1-97





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10301 PG 898

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 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 8.00
TOTAL 208.80
CHECK 208.80

12/27/96 01 09:48 0001 9515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259232
IDENTIF. ↑ REFERENCE

96 DEC 27 AM 9:49

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1102077