98-5-23-Q File Box 19B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,900.00

Willodean Stone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 19 98

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLODEAN STONE	"New Owners"	MAP 052-05
(NAME)	(NAME)	
432 K C Court		PARCEL 278
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		F.B.# 11D-95169
(CITY) (STATE) (ZIP)	(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, MONTAGUE PROPERTIES, LLC A TN LIMITED LIABILITY CO.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLODEAN STONE AND VICKY L. STRICKLAND, AS TENANTS IN COMMON

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:

LAND in Davidson County, Tennesse, being Lot No. 5 on the Final Plat of the Resubdivision of Lots 4-8 on the Plat of Section 2 of the Resubdivision of the Reserve Parcel, Montague Subdivision, of record in Plat Book 9700, Page 372, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

BEING part of the same property conveyed to Montague Properties, L.L.C., a Tennessee Limited Liability Company, by Deed from The MR Foundation of Tennessee, Inc., Formerly being Knights of Columbus Mental Retardation of Tennessee, Inc., of record in Book 10384, Page 960, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 432 K C Court, Madison, TN 37115
(House Number) (Street) (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 heirs 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 convey 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 my hand this 14th day of May 1998

MONTAGUE PROPERTIES, LLC A TN LIMITED LIABILITY CO.
By: Norman W. Ginsberg
NORMAN W. GINSBERG, CHIEF MANAGING MEMBER

BOOK 10932 PG 941

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared NORMAN W. GINSBERG and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the CHIEF MANAGING MEMBER and _____ respectively of the MONTAGUE PROPERTIES, LLC the within named bargainor, and corporation, and that he as such CHIEF MANAGING MEMBER 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 NORMAN W. GINSBERG as such CHIEF MANAGING MEMBER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 14th day of May 1998 .

My commission expires July 24, 1999

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

98 MAY 15 AM 9:55
FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0438282

7683 05/15 0101 03CHECK 356.43

DCTN01WC

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10932 PG 942

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 93900.00
CON TX 347.43
PRFEE 1.00
WDEED 8.00
TOTAL 356.43
CHECK 356.43

05/15/98 01 09:59 0001 7683

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0438282
IDENTIF. ↑ REFERENCE

98 MAY 15 AM 9:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293687