9:15

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 11748 PAGE 229

OUR FILE NUMBER: 8436

MAP/GROUP/PARCEL
053-13-0-053.00

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 361508 Instrument 473194
Rec'd: 8.00 MBk: 71 Pg 161
State: 416.25 Recorded
Clerk: 1.00 4/19/1999 at 9:15 am
EDP: 2.00 in Record Book
Total: 427.25
962 Pg 125

NEW OWNER'S NAME AND ADDRESS:
Kenneth Grant and wife,
Annette Grant
213 Chesterton Court
Madison, TN 37115

Re-Recorded in Davidson County.
Exact same collateral.
Taxes paid in Sumner County.

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, F. Don Montgomery, Jr., a married man, hereinafter called Grantor, do hereby transfer and convey unto ~~Kenneth Grant~~ Kenneth R. Grant and wife, ~~Annette Grant~~ I. Annette Grant, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

Being Lot No. 129 on the Plan of Kimbolton, Phase I, of record in Plat Book 6900, Pages 276-278, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

The subject property is improved property commonly known as 213 Chesterton Court, Madison, Tennessee 37115.

BEING the same property conveyed to grantor herein by deed of record in Book 11214, Page 675, Register's Office for Davidson County, Tennessee.

Barbara Montgomery, wife of F. Don Montgomery, Jr., joins in this conveyance for the purpose of conveying her marital interest in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

F. Don Montgomery, Jr.

Barbara Montgomery

2873 11/19 0101 03CHECK 10.00

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1999 APR 19 PM 5:10
[illegible]

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, F. Don Montgomery, Jr. and wife, Barbara Montgomery, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 13th day of April, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

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STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $112,500.00.

AFFIANT

Sworn to and subscribed before me, this the 13th day of April, 1999.

NOTARY PUBLIC

My Commission Expires:
2/3/02