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8599 Coopertown Rd.
Joelton, TN 37080

Map 83-2. Parcel 114

This Instrument Prepared By

Joe R. Johnson, II
Springfield, Tennessee

Davidson County DEEDWARR
Recvd: 09/11/02 13:50 2pgs
Fees:13.00 Taxes:55.50
20020911-0110838

# WARRANTY DEED

**THIS DEED OF CONVEYANCE** executed and delivered by **STEVEN M. MONTGOMERY, joined by his wife, RACHEAL A. MONTGOMERY**, hereinafter called the Grantors to **LLOYD THOMAS OWEN,** a single person, hereinafter called the Grantee;

**WITNESSETH:**

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, hereinafter set forth and described, the said Grantors, have this day bargained and sold, and dc by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land, situate in Davidson County, Tennessee, more particularly described as follows, to-wit:

BEING the westerly 50 feet of the easterly 100 feet of Lot No. 4 of Block "A" on the Map of Weakley Place, as of record in Book 161, Page 131, Register's Office for said County.

Said part of Lot No. 4 fronts 50 feet on the southerly side of Sharpe, formerly Weakley Avenue, and runs back between parallel lines, 250 feet to the northerly line of Lot No. 5 on said Subdivision.

AND BEING the same property Martha Montgomery by deed appearing of record in Deed Book 4183, Page 465, Register's Office for Davidson County, Tennessee. Said Martha Montgomery died on 1989, leaving Steven M. Montgomery as her sole heir.

Said Racheal A. Montgomery, wife of Steven M. Montgomery, joins in this conveyance to convey any marital and/or inheritance rights that she may have in said property.

**TO HAVE AND TO HOLD** the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns, forever.

The Grantors covenant with the Grantee, heirs and assigns, that they are lawfully seized and possessed of said interest; they have a good and perfect right to make this conveyance, and that said property is unencumbered.

The Grantors further covenant with the Grantee, heirs and assigns, that they will warrant and defend the title to said interest in said property against the lawful claims and demands of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantors have hereunto set their signatures, this the 28 day of Aug, 2002.

Steven M. Montgomery
**STEVEN M. MONTGOMERY**

Racheal Montgomery
**RACHEAL A. MONTGOMERY**

**STATE OF TENNESSEE** )
**COUNTY OF ROBERTSON** )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEVEN M. MONTGOMERY** and wife, **RACHEAL A. MONTGOMERY** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes and considerations therein contained.

**WITNESS** my hand and official seal of office, this the 28 day of August 2002.

Joe R. Johns II
NOTARY PUBLIC AT LARGE ROBERTSON COUNTY

Notary Public

My commission expires: 7-5-05

**STATE OF TENNESSEE** )
**COUNTY OF ROBERTSON** )

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$15,000.00**, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Lloyd Thomas Owen
Affiant

**SUBSCRIBED** and **SWORN** to before me, this the 28 day of August, 2002.

Joe R. Johns II
NOTARY PUBLIC AT LARGE ROBERTSON COUNTY

Joe K Johns II
Notary Public or Register

My commission expires: 7-5-05