FORM NO. WD-1

Davidson County DEEDWARR
Recvd: 01/13/04 16:13 2pgs
Fees:13.00 Taxes:425.50

20040113-0005544

PICK-UP

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 2003 19__.

Notary Public

MY COMMISSION EXPIRES: May 29, 2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lucein Dale, Attorney, 121 30th. Avenue South, Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiomthy Adam Montgomery & wife Cheri Anne Montgomery	Same (NAME)	Map 147-14
691 Candlestick Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel 168
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

FOR AND IN 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~~ I, Peter Archie Kliewer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Adam Montgomery and wife Cheri Anne Montgomery

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, Tennessee being Lot No: 453 on the Plan of Candlestick Farms, Section IV, as of record in Book 3600, Page 71, said Register's Office.

Said Lot No: 453 fronts 92.0 feet on the westerly margin of Candlestick Drive and extends back on the northerly line 140.6 feet and extends back on the southerly line 187.2 feet to a line in the rear on which it measures 103.1 feet thereon.

Being the same property conveyed to Peter Archie Kliewer and wife Agnes W. Kliewer be deed from HALLMARK CONSTRUCTION COMPANY A TENNESSEE CORPORATION, by record in Book 4081 and Page 233, said Register's Office, Davidson County, Tennessee.

The saID Agnes W. Kliewer named as a Grantee therein, died September 14, 1998, survived by her husband, Peter Archie Kliewer, the Grantor herein.

This is unimproved ( ) improved (X) property, known as 691 Candlestick Drive Nashville, TN 37211
(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 11th day of December, 2003 , ____

Peter Archie Kliewer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lucien Dale, a Notary Public in and for said County and State, the within named Peter Archie Kliewer

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4 day of December 2003

Commission expires March 2, 2004 Lucien Dale, Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, ____

My commission expires _____ _____ Notary Public

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.