

This instrument prepared by: J. Tucker Montgomery
Suite 407 Burwell Bldg.
Knoxville, TN 37902

8594

THIS INDENTURE, made this 30 day of January A. D. 1982

between JOHN L. MONTGOMERY, SR., et ux, AGNES T. MONTGOMERY
McMinn County in the State of Tennessee, parties of the first
part, and JOHN L. MONTGOMERY, JR., single,

of Knox County, Tennessee

party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of
EIGHTEEN THOUSAND (\$18,000.00) DOLLARS and other good and valuable
consideration
to them in hand paid by the said part Y of the second part, the receipt of which is hereby
acknowledged,

I hereby swear or affirm that the actual consideration or true value of this
transfer, whichever is greater, is \$ 18000. Affiant John L. Montgomery Jr
Subscribed and sworn to before me this 3 day of Feb - 1982

Deputy Register Lee Miracle

BOUNTER
FEB 5 1982
PARK M. (Park) S. K. K. K.
KNOX COUNTY
PROPERTY ASSessor
BY FS

RESPONSIBLE TAXPAYER

John L. Montgomery Jr
NAME 28 alera ADDRESS
Knoxville TN 37920

RECEIVED FOR
RECORDING

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STAMP

JOE BOOK

ha ve bargained, sold, remised, released, and QUIT-CLAIMED, and do hereby bargain, sell
remise, release, and QUIT-CLAIM unto the said part y of the second part.

three-fourths (3/4) interest of the following described
premises, which is possessed by the first parties, to-wit:

SITUATED in District No. Six (6) of Knox County, Tennessee, and
being more particularly bounded and described as follows:

TRACT NO. 1: Situate in the Sixth Civil District of Knox County,
Tennessee without the corporate limits of the City of Knoxville,
Tennessee, and being more fully described as follows:

COMMENCE at the intersection of the western right of way line of
Beaverton Road and the Southern right of way of Gleason Road;
thence in a westerly direction along the southern right of way
line of Gleason Road 415 feet to an iron pin being the Northwest
corner of the Country Day School Tract and the Northeast corner
of the Capella Apartment tract; thence in a Southerly direction

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along the Western boundary of the Country Day School tract and the Eastern Boundary of the Capella Apartment tract and the Eastern Boundary of the Timbers West Tract, South 27 deg. 41 min. East 1893.00 feet to an iron pin; thence South 05 deg. 19 min. West along the Western boundary of Kingston Hills Subdivision, Block H, across the Western end of Luxmore Drive, and along the Western boundary of Kingston Hills Subdivision, Block G, 511.34 feet to an iron pin, said pin being the point of Beginning, being also the Northeast corner of Kingston Park Subdivision; thence in a Westerly direction along the Northern boundary of Kingston Park Subdivision, two calls as follows: North 79 deg. 32 min. West 230.21 feet to an iron pin; thence North 76 deg. 16 min. West 391.40 feet to an iron pin being the northwest corner of Kingston Park Subdivision and the Northeast corner of Trails West Subdivision, Unit 1, Block A; thence continuing in a westerly direction along the Northern Boundary of Trails West Subdivision, Unit 1, Block A two calls as follows: North 80 deg. 06 min. West 187.68 feet to an iron pin; thence North 78 deg. 42 min. West 193.78 feet to an iron pin, being the northwest corner of Trails West Subdivision Unit 1, Block A, and being the northeast corner of Trails West Subdivision, Unit 2, Block A; thence continuing in a westerly direction along the northeast boundary of Trails West Subdivision Unit 2, Block A, North 31 deg. 52 min. West 99.61 feet to a point; thence in a an easterly direction along the Southern boundary of Timbers West Tract, eight calls as follows: North 62 deg. 19 min. East 147.19 feet to a point; thence North 33 deg. 00 min. East 320 feet to a point; thence North 62 deg. 19 min. East, thence North 79 deg. 57 min. East 96.00 feet to a point; thence North 52 deg. 12 min. East 264.61 feet to a point; thence South 27 deg. 41 min. East 433.69 feet to a point; thence South 05 deg. 19 min. West 359.57 feet to a point; thence South 84 deg. 41 min. East 25.00 feet to a point in the Western end of Luxmore Drive; thence along the Western end of Luxmore Drive, and along the Western of Kingston Hills Subdivision, Block G, South 95 deg. 19 min. West 144.36 feet to the point of BEGINNING, containing 12.34 acres or 537,467 square feet, more or less.

BEING the same property conveyed to Tommy Philip Wilson and wife Betty W. Wilson by deed dated 26 December 1979 from Oliver A Smith, Jr., and wife, Evelyn D. Smith, of record in Deed Book 1696, page 424, in the Register's Office for Knox County, Tennessee. See also Deed Book 1557, page 692, in said Register's Office.

PARTIES of the First part herein further quit-claim and convey any right, title and interest of the within described parties of the first part in and to any public roads or interest in sewer connections, easements for utilities, water, etc., adjoining the above described property.

BEING the same property conveyed to John L. Montgomery and wife, by Warranty Deed dated June 30, 1980 of record in Warranty Deed Book 1716, at page 150.

AND all the estate, right, title and interest of the First Party therein with the hereditaments and appurtenances thereto appertaining hereby releasing all claims to homestead and dower therein, TO HAVE AND TO HOLD THE said premises to the Second party, his heirs and assigns forever.

I certify that the consideration tax
on the within Deed has been paid.
Witness my hand this

FEB 3 1982

Michael Hall
REGISTER OF DEEDS

State Tax

Clark Fee

Total

46⁸⁰

50

47³⁰

01 * *9.00
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84562

02-03-82

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08 * *4680

09 * *050

A *47.303

84572

02-03-82

2 0000

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and all the estate, right, title and interest of the parties of the First part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein To have and to hold the said premises to the said party of the second part, his heirs and assigns forever.

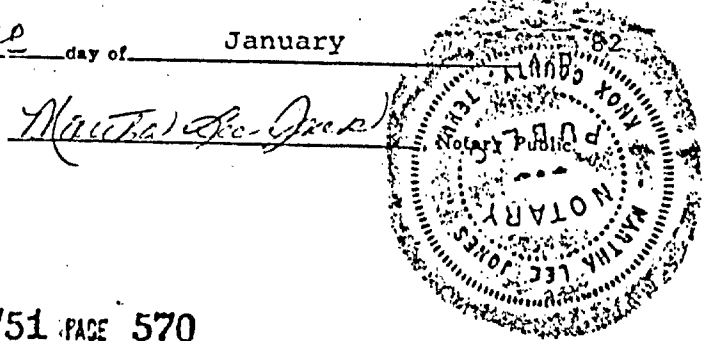
IN WITNESS WHEREOF. The said parties of the first part have hereunto set their hands and seals the day and year first above written.
Signed, sealed and delivered in presence of John L. Montgomery, Sr. (L. S.)
Agnes T. Montgomery (L. S.)
Agnes T. Montgomery (L. S.)
Agnes T. Montgomery (L. S.)

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STATE OF TENNESSEE }
KNOX COUNTY. } SS.

Personally appeared before me Martha Lee Jones, a Notary Public in and for said County, the within named bargainors, John L. Montgomery, Sr., and wife, Agnes T. Montgomery with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of January
My commission expires: 7/18/83



STATE OF TENNESSEE, }
COUNTY. } SS.

Personally appeared before me BOOK 1751 PAGE 570, a Notary Public in and for said County, the within named bargainors,