This instrument prepared by J. J. Foley, Jr., Attorney
105 Stahlman Building - Nashville, Tennessee

BOOK 4191 PAGE 959

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter W. Armstrong (NAME)	Fidelity Federal XXXXXXXXXXXXXXXXXXXX Walter W. Armstrong (NAME)	Map 118-1
1008 Kirkwood Ave, (STREET ADDRESS OR ROUTE NUMBER)	401 Union St, (STREET ADDRESS)	Par. 250
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Pat

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Walter W. Armstrong and wife, Josephine A. Armstrong, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles L. Rogers, Jr., and wife, Earline B. Rogers, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said 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. 104 and the easterly 10 feet of Lot No. 103, on the Map of Dr. L. G. Noel's "Idlewild" Subdivision, as of record in Book 547, page 55, Register's Office for Davidson County, Tennessee.

Said Lot and part of Lot front together 85 feet on the northerly side of Kirkwood Avenue and extend back 222.5 feet on the westerly line and 271 feet on the easterly line, to a line in the rear (a 15 foot alley) on which it measures 83 feet.

Being part of the same property conveyed to Fanchion M. Rogers for life remainder to Charles L. Rogers, Jr., by deed from Charles L. Rogers, Jr., and Wilhelmina Rogers Grooms, of record in Book 1850, page 46, Register's Office for Davidson County, Tennessee. The said Fanchion M. Rogers having since died.

This is unimproved ( ) improved ( ) property, known as 1008 Kirkwood Ave, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 our hands this the 21st day of November, 19 67.

Charles L. Rogers Jr. — STATE TAX $ 27.00
Earline B. Rogers — PROBATE .50
TOTAL $ 27.50

NOV 22 1967 PAID NOV 22 1967

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. Richard Fitts R.E. WORRALL, COUNTY COURT CLERK, DAVIDSON COUNTY, TENN. a Notary Public in and for said County and State, the within named Charles L. Rogers and wife Earline B. Rogers, the bargainor S, 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 Nashville, Tennessee, this 21st day of November, 19 67.

Commission expires My Commission Expires FEB. 16, 1971

C. Richard Fitts
Notary Public

L-17,816 ($18,000.00)

WARRANTY DEED

FROM

Charles L. Rogers, Jr., and wife,

Earline B. Rogers

TO

Walter W. Armstrong and wife,

Josephine A. Armstrong

Attorneys TITLE COMPANY, INC.

97291

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN
NASHVILLE, TENN.

NOV 22 2 35 PM '67

RECEIPTED: BOOK 117 PAGE 289
RECORDING FEE $ 3.00
DEP. REG.

DOCUMENTARY 80 80

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