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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,267.85

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 1970.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr. Atty. 633 Stahlman Bldg, Nashville, Tennessee
from information furnished by the parties.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur M. Armstrong (NAME)	United Mortgagee Servicing Corp. (NAME)	4D 34756
3904 Bonnafield Court (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 75 9
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 20 M. C.

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, SAMUEL EDWIN POISAL, III and wife, MARTHA B. POISAL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARTHUR M. ARMSTRONG and wife, EDNA F. ARMSTRONG

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. 129 on the Plan of Hermitage Hills, Section 1, as of record in Book 2900, pages 48 and 49, Register's Office for said County.

SAID Lot No. 129 fronts 94.35 feet on a curve on the northwesterly side of Bonnafield Court and extends back between lines measuring 215.5 feet on the northeasterly side and 157.0 feet on the southwesterly side to a broken line in the rear, on which it measures 87.0 feet.

BEING the same property conveyed to Samuel Edwin Poisal, III and wife, Martha B. Poisal by deed from Hulon F. Browning and wife, of record in Book 4227, page 558, Register's Office for said County.

It is understood and agreed that part of the consideration for the transfer of this property is the assumption of one certain Trust Deed dated April 11, 1968 and filed for record April 16, 1968 in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4227, page 560, and note of even date thereby secured, in the original principal amount of $15,100.00, payable to United Mortgagee Servicing Corp., which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.
The grantee further agrees to assume the obligations of the original borrower Samuel Edwin Poisal, III and wife, Martha B. Poisal for any amount paid by the Veterans Administration for the borrower under the terms of the instruments creating the loan.
It is also understood and agreed that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantee.

This is unimproved ( ) improved (X) property, known as 3904 Bonnafield Court, Hermitage, Tennessee
(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 our hand s this 18th day of March, 1970

Samuel Edwin Poisal, III — Martha B. Poisal

Samuel Edwin Poisal, III

Martha B. Poisal

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel Edwin Poisal, III and wife, Martha B. Poisal

the bargainors, 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 18th day of March, 1970.

Commission expires 12/12/72

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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 _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
SAMUEL EDWIN POISAL, III ET UX

TO
ARTHUR M. ARMSTRONG ET UX

A 71875

IDENTIF. REFERENCE

MAR 19 3 14 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

PERCY WILKINS JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Row 1
Box 8

MAR 19 70	CONV	17,267.85				
MAR 19 70	S'TAX		A*	44.98		
MAR 19 70	PR'FEE		A*	.50		
MAR 19 70	W'DEED		A*	3.00	*	48.48