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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 $19,000.00

John D. Armes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November 1970.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr. Atty. 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Armes (NAME)	Same (NAME)	11D 12180
116 Marthonna Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 42 15
Madison, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 34

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, JOE B. WINFREY and wife, VIRGINIA C. WINFREY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN D. ARMES and wife, SUSIE H. ARMES

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 the 11th, formerly 19th, Civil District of Davidson County, Tennessee, being Lots Nos. 31, 32, 33 and 34 of Block "C" on the Plan of Marthonna, not of record, described according to a survey made by J. A. Mefford, Surveyor, December_____, 1937, as follows:

BEGINNING in the westerly margin of Marthonna Road, formerly Ezell Road West, at a point 550.3 feet south of the southerly margin of Old Hickory Boulevard; thence north 86 degrees 2 minutes west, a distance of 275 feet to a point; thence south 2 degrees 58 minutes west 100 feet to a point; thence south 86 degrees 2 minutes east a distance of 275 feet to a point in the westerly margin of Marthonna Road, formerly Ezell Road West; thence in a northerly direction along the westerly margin of Marthonna Road, formerly Ezell Road West, 100 feet to the point of beginning.

BEING the same property conveyed to Joe B. Winfrey and wife, Virginia C. Winfrey by deed from Joseph J. Kekule and wife, of record in Book 1315, page 691, Register's Office for Davidson County, Tennessee.

This is unimproved (__) improved (X) property, known as 116 Marthonna Road, Madison, 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 12th day of November, 1970

Joe B Winfrey
Joe B. Winfrey

Virginia C Winfrey
Virginia C. Winfrey

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STATE OF TENNESSEE
~~Davidson County~~
Sumner County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe B. Winfrey and wife, Virginia C. Winfrey

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 (Hendersonville), Tennessee, this 12th day of November 19 70.

Commission expires 10-30-71

Charles C. [illegible]
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 _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

JOE B. WINFREY ET UX

TO

JOHN D. ARMES ET UX

A 96728

IDENTIF. REFERENCE

Nov 18 2 35 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

PEGGY WILKINS JR.
ATTORNEY-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

NOV 18 70	CONV	19,000.00			
NOV 18 70	S TAX		A*	49.40	
NOV 18 70	PR FEE		A*	.50	
NOV 18 70	W DEED		A*	3.00	* 52.90