BOOK 4544 PAGE 964

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC- 166738

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
132-13-24 PW	Mr/Mrs William J. Armstrong Jr.	Fidelity Federal Savings & Loan 4th & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
O. H. 9980	950 Van Leer Drive	084024-6
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

OCT 14	CONV	33,000.00			
OCT 14	STAX		A*	85.80	
OCT 14	PBFEE		A*	.50	
OCT 14	WDEED		A*	4.00	* 90.30

ROY C. CALDWELL and wife, MARGARET S. CALDWELL
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM J. ARMSTRONG, JR., and wife, JEANNETTE L. ARMSTRONG
hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 117 on the Map of Oak Hill Valley, as of record in Book 1835, pages 15 and 16.

Said Lot No. 117 fronts 85 feet on the westerly side of Van Leer Drive and runs back between lines, 406.73 feet on the easterly line and 276.45 feet on the westerly line, to a dead line on which it measures 237.76 feet.

Being the same property conveyed to Roy C. Caldwell and wife, Margaret S. Caldwell, by deed from Mary B. McKeand, unmarried, as of record in Book 3797, page 401.

This conveyance is made subject to restrictions in Book 931, page 53; Book 1788, page 186; Book 1809, page 539; Book 1855, page 221 and Book 1874, page 401.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 12th day of October, 19 71

Margaret S. Caldwell
Margaret S. Caldwell

Roy C. Caldwell
Roy C. Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Roy C. Caldwell and wife, Margaret S. Caldwell

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, the 12th day of October, 19 71.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$33,000.00

William Armstrong Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 71

MY COMMISSION EXPIRES: July 23, 1974

(AFFIX SEAL)

Reau E. Folk, Jr.
Notary Public

084024-6

WARRANTY DEED
REF: mas

FROM ROY C. CALDWELL AND WIFE

TO WILLIAM J. ARMSTRONG, JR. AND WIFE

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

B 34264

IDENTIF. REFERENCE

OCT 14 3 14 PM '71

FELIX P. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public