WARRANTY DEED

This Deed was prepared by:
Mose J. Davie, Attorney
1026-4th Avenue, North
Nashville, Tennessee 37219

PARCEL NO. W11-6190

BOOK 4583 PAGE 135

For and in consideration of the sum of One-Dollar ($1.00) cash in hand paid to us, the receipt of which is hereby acknowledged, and for the assumption of a debt owed by the grantors in the sum of Nine-Thousand, Five-Hundred Seventy Dollars and Fifty-four Cents ($9,570.54) by Deed of Trust to the Dobson and Johnson Mortgage Company of Nashville, Davidson County, Tennessee, and for other good and valuable considerations.

We, Ronald Raymond Lawson, Sr. and wife, Dorothy J. Lawson, have bargained and sold, and by these presents do transfer and convey unto Patricia Bridges Armstrong, a married woman, for her sole and separate estate a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 72 on the Map of College Hill Subdivision, Section II, as of record in Book 2133, page 52, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 72 fronts 90 feet on the southerly margin of Batavia Street and extends back between lines 101.1 feet on the westerly line and 101.6 feet on the easterly line to a dead line in the rear measuring 90 feet thereon. This property is improved and known as 3605 Batavia Street, Nashville, Tennessee.
>
> Being the same property conveyed to Ronald Raymond Lawson, Sr. and wife, Dorothy J. Lawson, by Deed from Rev. Charles L. Dinkins, et ux, as of record in Book 3767, page 79, R.O.D.C. Tennessee. The said land is improved and known as 3605 Batavia Street, Nashville, Davidson County, Tennessee. Send all tax statements to Mrs. Patricia Bridges Armstrong, 3605 Batavia Street, Nashville, Tennessee.

To have and to hold the said tract or parcel of land with the appurtances, estate, title and interests thereto belonging to Patricia Bridges Armstrong, her heirs and assigns forever.

And we, do covenant with the said Patricia Bridges Armstrong, that we are lawfully seized and possessed of the said land in fee simple; have a good right to convey it, and the same is unencumbered except as heretofore stated.

And we, Ronald Raymond Lawson, Sr. and wife, Dorothy J. Lawson, do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to the said land to Patricia Bridges Armstrong, her heirs and assigns against the claims of all persons whomsoever.

WITNESS OUR HANDS on this the 13th day of March, 1972.

Ronald R. Lawson

Dorothy J. Lawson

MAR 13 72 CONV 13,500.00

STATE OF TENNESSEE) MAR 13 72 TAX A* 35.10

MAR 13 72 FEE A* .50

COUNTY OF DAVIDSON) MAR 13 72 W'DEED A* 4.00 * 39.60

Personally appeared before me, Mose J. Davie, a Notary Public in and for said County and State, the within named Ronald Raymond Lawson, Sr. and wife, Dorothy J. Lawson, 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 13th day of ~~March, 1972~~.

Mose J. Davie

NOTARY PUBLIC

My Commission expires November 1, 1972.

B51658

IDENTIF. REFERENCE

MAR 13 12 02 PM '72

FELIX [illegible] REGISTER DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or true value for this transfer whichever is greater is Thirteen-Thousand, Five-Hundred Dollars ($13,500.00)

Ronald R. Lawson

AFFIANT

Sworn to and subscribed to before me this 13th day of March, 1972.

W. E. Williams

DEPUTY REGISTER