BOOK 4757 PAGE 100 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Charles M. Armstrong, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF October 1973.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. Armstrong, Sr. (NAME)	FIDELITY FEDERAL SAVINGS & LOAN ASSN. (NAME)	20W 14240
824 North 2nd Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 82-7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 33

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, James R. Tucker and wife, Ann Tucker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles M. Armstrong, Sr., and wife, Barbara Cox 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:

Being Lot No. 20 on the Plan of Shields, Davis, Sharpe and Horn's Addition, as of record in Book 57, page 86, Register's Office for said County.

SAID Lot No. 20 fronts 50 feet on the westerly side of North Second Street, formerly Harris Street, and runs back between parallel lines, 143 feet, more or less, to an alley.

BEING the same property conveyed to James R. Tucker and wife, Ann Tucker, by deed from Charles M. Armstrong, Sr., and wife, Barbara Cox Armstrong, of record in Book 4738, page 211, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note executed by the Grantees herein in the original principal amount of $5,478.72, of record in Book 4473, page 227, Register's Office for Davidson County, Tennessee.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 6.00 Affiant James R. Tucker
Subscribed and sworn to before me this 17th day of October 1973
Deputy Register [illegible]

This is improved (XX) unimproved ( ) property, known as 824 North 2nd Street, Nashville, 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 hands this 17th day of October, 1973

James R. Tucker

Ann Tucker

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 James R. Tucker and wife, Ann Tucker

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 17 day of October 1973

Commission expires 12/12/73

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

JAMES R. TUCKER, ET UX

TO

CHARLES M. ARMSTRONG, SR., ET UX

C 2 8 4 9 0

IDENTIF. REFERENCE

Oct 19 11 41 AM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 1973	CONV	*6,000.00				
OCT 1973	S'TAX		A*	15.60		
OCT 1973	PR'FEE		A*	.50		
OCT 1973	W'DEED		A*	4.00	*	20.10