C 6 4 6 5 8

THIS INSTRUMENT PREPARED BY:
CHARLES N. GRIFFITH, ATTORNEY
106 EAST MAIN STREET
WAVERLY, TENNESSEE 37185

IDENTIF. REFERENCE

JUL 25 1 03 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4837 PAGE 814

91-10
124
pw

WARRANTY DEED

THIS INDENTURE, Made and entered into by and between Alex K. Kephart and wife, Betty O. Kephart, hereinafter called the First Parties, and Gary Don Armstrong and wife, Catherine K. Armstrong inafter called the Second Parties:

WITNESSETH: That for and in consideration of the sum of TEN THOUSAND AND NO/100 ($10,000.00) DOLLARS, payable as follows: FIVE THOUSAND FIVE HUNDRED SEVENTY-EIGHT AND 54/100 ($5,578.54) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration which includes the assumption of the payment of the balance due on an indebtedness secured by deed of trust in favor of THE LOMAS & NETTLETON COMPANY, Virginia Beach, Virginia, and/or its assigns, in the principal sum of FOUR THOUSAND FOUR HUNDRED TWENTY-ONE AND 46/100 DOLLARS ($4,421.46) DOLLARS, which deed of trust appears of record at Book 2457, Page 151 in the Register's Office of Davidson County, Tennessee, and the Second Parties further agree to make the August 1, 1974 payment and all subsequent payments called for in said deed of trust until said loan is paid in full and the Second Parties are to have the funds in the Escrow Account now held in the hands of The Lomas & Nettleton Company transferred to their account for which the Second Parties have bargained and sold and do hereby bargain, sell, transfer, and convey unto the Second Parties, a certain described lot or parcel of land lying and being situated at 1003 Trice Drive, Nashville, Davidson County, in the State of Tennessee, and described as follows:

BEING Lot No. 39 on the Plan of West Park Addition, as of record in Book 2330, page 39, Register's Office for said County.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 10,000.00 Affiant Gary D. Armstrong
Subscribed and sworn to before me this 25th day of July 1974
Deputy Register

SAID Lot No. 39 fronts 51 feet on the northwesterly side of Trice Drive and runs back between lines, 142 feet on the northwesterly side and 90 feet on the southwesterly side, to a dead line in the rear measuring 72.9 feet thereon.

THIS conveyance subject to restrictive covenants of record in Book 2437, page 59, Register s Office for said County.

BEING the same property conveyed to grantors by Warranty Deed of record in Book 2449, page 495 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto Gary Don Armstrong and wife, Catherine K. Armstrong, their heirs and assigns, in fee simple forever.

And as an additional consideration for this conveyance, the Second Parties agree to hold the First Parties harmless against any loss by reason of the Second Parties' default in the payment of the balance due on said indebtedness held by Lomas & Nettleton Company, and in the event of such default, and the First Parties become liable for any amount over their original note, then they are authorized to proceed, at their election, for the recovery of such loss, and any incidental damages and expense in connection therewith is an indebtedness against the Second Parties.

And the said First Parties do hereby covenant with the Second Parties that they are lawfully seized and possessed of the aforedescribed lot or parcel of land; that they have a good and lawful right to sell and convey the same; that the same is free from all encumbrances except the mortgage above mentioned; and that they will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Parties have hereunto subscribed their names this the 24th day of July, 1974

Alex K. Kephart

Betty O. Kephart

BOOK 1837 PAGE 816

STATE OF TENNESSEE)
)
COUNTY OF HUMPHREYS)

On this date, before me personally appeared Alex K. Kephart and wife, Betty O. Kephart, the bargainors, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed, and for the purposes therein contained.

Witness my hand and seal at office at Waverly, Tennessee, this the 24th day of July, 1974.

Charles N. Griffith
Notary Public

My Commission Expires: 7-12-76

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $10,000 OC, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Gary D. Armstrong
Affiant

Subscribed and sworn to before me this the 24th day of July, 1974

Charles N. Griffith
Registrar or Notary Public

Berger 4
SEND TAX STATEMENTS TO:
Gary Don Armstrong
1003 Trice Drive
Nashville, Tennessee 37209

JUL25	CONV	10,000.00				
JUL25	S'TAX		A*	26.00		
JUL25	PR'FEE		A*	.50		
JUL25	W'DEED		A*	6.00		
JUL25	MISC		A*	.30	*	32.80