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FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

Matthew L. Joslin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF Oct, 19 74

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew L. Joslin (NAME)	Same (NAME)	
5401 Louisiana Avenue (STREET ADDRESS OR ROUTE NUMBER)	" (NAME)	91-7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	" (STREET ADDRESS) (CITY) (STATE) (ZIP)	76 Pat

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, Roy L. Armstrong and wife, Mary L. Armstrong

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew L. Joslin

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 Davidson County, Tennessee, being Lots No. 1302 and 1304 of Block No. 21, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.

SAID lots adjoin each other and front 60 feet on the southerly side of Louisiana Avenue and extend back southerly along the westerly margin of 54th Avenue North 150 feet to an alley.

BEING the same property conveyed to Roy L. Armstrong and wife, Mary L. Armstrong, by deed from Emma Wood, a widow, of record in Book 3398, page 380, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5401 Louisiana Avenue (House Number) (Street) Nashville, Tennessee (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 2 day of Oct, 19 74

Roy L Armstrong

Mary L Armstrong,

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 Roy L. Armstrong and wife, Mary L. Armstrong

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 2 day of Oct 19 74

Commission expires 5-23-77

L. Braden Floyd Jr.
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
ROY L. ARMSTRONG AND WIFE,

MARY L. ARMSTRONG

TO
MATTHEW L. JOSLIN

C 7 3 9 7 8

IDENTIF. REFERENCE

OCT 7 2 25 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File: A. Braden Floyd, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-7	CONV	*8,000.00			
OCT-7 S'TAX			A*	20.80	
OCT-7 PR'FEE			A*	.50	
OCT-7	W'DEED		A*	4.00	* 25.30