This instrument prepared by: Andrew D. Tanner, Attorney
507 American Trust Building,
Nashville, TN 37219

WARRANTY DEED

BOOK 4875 PAGE 511

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Armstrong, et ux	The Lomas & Nettleton Company	22W-18425
(NAME)	(NAME)	
2110 - 15th Avenue, South	3200 Pacific Avenue	105-13-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Virginia Beach, Virginia 23451	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN AND NO/100 - - - - - - - - - ($10.00) - - - - - - - - - - - - - - - - - *Dollars,*

cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by said Grantees of the unpaid principal balance of a note in the original amount of $10,300.00 to United Mortgagee Servicing Corporation, secured by a deed of trust to J. J. Foley, Jr., Trustee, of record in Book 3656, page 321, Register's Office for Davidson County, Tennessee, payable as specified therein,

I, CLARENCE HARRISON, a single person,

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES ARMSTRONG and wife, Irene Armstrong,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 285 on the Plan of Re-subdivision of part of Belmont Land Company's Subdivision, called Belmont Heights, as of record in Book 421, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 285 fronts 50.1 feet on the easterly side of Fifteenth Avenue, South, formerly Washington Street, and runs back 137.9 feet on the south line and 142.1 feet on the north line, to an alley.

Being the same property conveyed to Clarence Harrison, by deed from Beatrice Collier, of record in Book 4854, page 8, Register's Office for Davidson County, Tennessee.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,785.00

Subscribed and sworn to before me, this the 10th day of December 19 74

Affiant (Grantee)

My commission expires: [illegible] Nov. 8, 1975 (Affix Seal)

Notary Public

H. KENT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 2110 - 15th Avenue, South, Nashville, Tennessee 37212
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James Armstrong and wife, Irene Armstrong,

their *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for abovementioned deed of trust assumed by Grantees.

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said*

James Armstrong and wife, Irene Armstrong,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* tenth *day of* December, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clarence Harrison
Clarence Harrison

BOOK 4875 PAGE 512

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,*

Clarence Harrison

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 16th *day of* December *, 19* 74

My Commission Expires Nov. 8, 1975

Ina N. Kent
Notary Public

Commission expires.....

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be*.....*of the*....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

DEC 17 74	CONV	15,785.00				
DEC 17 74	S'TAX		A*	41.08		
DEC 17 74	PR'FEE		A*	.50		
DEC 17 74	W'DEED		A*	4.00	*	45.58

WARRANTY DEED

FROM
CLARENCE HARRISON, Single

TO
JAMES ARMSTRONG, ET UX

C 8 1 6 4 6

IDENTIF. REFERENCE

DEC 17 9 30 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Nixon-Kent Realty Co., Inc., 2535 Franklin Road, Nashville, Tennessee 37204