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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

William B Armstrong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF May 19 75

Notary Public

MY COMMISSION EXPIRES: July 20, 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Armstrong etux (NAME)	Lomas & Nettleton Company (NAME)	12D-81840
3305 Knight Rd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 964 (STREET ADDRESS)	Map 49
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Parcel 264

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, HARRY R. BYRD AND WIFE, RENA A. BYRD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM B. ARMSTRONG AND WIFE, ESTELLA 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:

LAND in the 12th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at an iron pin in the easterly margin of Knight Road, 189.9 feet South of the Northwest corner of the property conveyed by Eloine Jones Duke and husbank, Oliver Duke, to Lewis Gaines, Trustee, of record in Book 3067, page 369, Register's Office for said County and by deed of correction by said parties of record in Book 3075, page 63, said Register's Office; thence with Gaines line the following calls and distances:

South 88° 08' East 175.65 feet to an iron pin; thence South 2° 110' West 130.0 feet to an iron pin; thence North 88° 08' West 175.65 feet to an iron pin in the easterly margin of Knight Road; thence along said Gaines property line, and with the easterly margin of Knight Road, northwestwardly 130.0 feet to the point of beginning, containing .5242 acres, more or less.

Being the same property conveyed to Harry R. Byrd and wife, Rena A. Byrd by Deed from L.P. Penick and wife, Ruby P. Penick, of record in Book 4274, page 587, 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-ways for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 3305 Knight Rd, 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 23rd day of May 19 75

Harry R Byrd
Harry R. Byrd

Rena A Byrd
Rena A. Byrd

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry R. Byrd and wife, Rena A. Byrd

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 23rd day of May 19 75

Commission expires July 20, 1976

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
HARRY R. BYRD ETUX

TO
WILLIAM B. ARMSTRONG ETUX

C 99762

IDENTIF. REFERENCE

MAY 27 11 14 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY27 75	CONV	30,000.00			
MAY27 75 S'TAX			A*	78.00	
MAY27 75 PR'FEE			A*	.50	
MAY27 75	W'DEED		A*	4.00	* 82.50