File: Fred & M.L. South Mtge Co

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IDENTIF. REFERENCE

OCT 5 3 32 PM '76

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5075 PAGE 451

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900

Alice L Kysar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF October, 1976.

Notary Public

MY COMMISSION EXPIRES: 4-2-79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Willis & Knight, 700 Union Street, Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Armstrong, Jr. & Wife M. Jeannette (NAME)	(Same) (NAME)	131-16
1125 Gateway Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	31 PM
Nashville, Tn. 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, John P. Kysar, Jr. and Alice L. Kysar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Armstrong, Jr. and Wife, M. Jeannette 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 Davidson County, Tennessee, being Lot No. 8 of Block "A" on the Map of Lealand Manor, as of record in Book 974, page 74, Register's Office for said county, described as follows:

Beginning at a point on the southerly margin of Gateway Lane 1516.4 feet easterly from the Granny White Pike, the northeast corner of Lot No. 7 on said Plan; thence south 80° 08' east, with the southerly margin of said Gateway Lane, 268.3 feet to a point at the beginning of a curve; thence continuing with said curve 30.2 feet to a point on the westerly margin of Sewanee Road; thence south 6° 28' west, with the westerly margin of said Sewanee Road, 379.3 feet to the northeast corner of Lot No. 9 on said Plan; thence north 85° 25' west, with the northern boundary line of said Lot No. 9, 291.4 feet to the common corner of Lots Nos. 7, 8, 9, and 10 on said Plan; thence north 7° 05' east with the eastern boundary line of said Lot No. 7, 425 feet to the beginning, containing 2.73 acres, more or less.

Being the same property conveyed to John P. Kysar, Jr. and wife, Alice L. Kysar by deed from Wilson S. Manning and wife, Arline Hastings Manning of record in Book 4597, page 625, Register's Office for Davidson County, Tennessee, the said John P. Kysar, Jr. and wife, Alice L. Kysar, having been divorced pursuant to a final decree of divorce dated August 3, 1976.

unimproved ( ) This is improved (X) property, known as 1125 Gateway Lane, Nashville, Tennessee 37220
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

This property is encumbered by 1976 property taxes, which have been pro-rated & assumed by grantees
Said property is further encumbered by restrictions of record in Bk. 1081, pg 643, R.O.D.C.

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 4TH day of October 19 76

John P. Kysar

Alice L Kysar

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 Alice L. Kysar

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of October 1976.

Commission expires 4-8-78

Martha B. Hall
Notary Public

MARTHA B. HALL NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert P. Zigler, a Notary Public in and for said County and State, John P. Kysar, Jr.

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 4th day of October, 1976

Commission expires August 20, 1978

Robert P. Zigler
Notary Public

ROBERT P. ZIGLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

FROM
John P. Kysar, Jr. and
Alice L. Kysar

TO
William J. Armstrong, Jr.
& Wife, M. Jeannette Armstrong

OCT-5-76	CONV	89,900.00			
OCT-5-76	S'TAX		B*	233.74	
OCT-5-76	PR'FEE		B*	.50	
OCT-5-76	W'DEED		B*	4.00	* 238.24

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.