BOOK 5031 PAGE 198

FORM NO. WD-1

Prepared by and Return to:

Joel Riggs and Company
2319 Crestmoor Road
Nashville, Tennessee 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October, 19 76.

Notary Public

MY COMMISSION EXPIRES: June 9, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Joel Riggs and Company
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Tolleson (NAME)	Fidelity Federal Savings and Loan (NAME)	OH-9980
950 Van Leer Drive (STREET ADDRESS OR ROUTE NUMBER)	Union Street (STREET ADDRESS)	Map 132-12/3
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par. 24

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, William J. Armstrong, Jr. and wife, Jeannette L. Armstrong

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Tolleson and wife, Kathy A. Tolleson

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. 117 on the Map of Oak Hill Valley, as of record in Book 1835, pages 15 and 16, Register's Office for said County.

Said Lot No. 117 fronts 85 feet on the westerly side of Van Leer Drive and runs back between lines, 406.73 feet on the north line and 276.45 feet on the south line, to a dead line on which it measures 237.76 feet.

Being the same property conveyed to William J. Armstrong, Jr. and wife, Jeannette L. Armtrong by deed from Roy C. Caldwell and wife, Margaret S. Caldwell, of record in Book 4544, page 964, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 950 Van Leer Drive, 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 hand s/ this 20th day of October, 19 76

BY: William J. Armstrong, Jr. BY: Jeannette L. Armstrong

William J. Armstrong, Jr. Jeannette L. Armstrong

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned Jr., a Notary Public in and for said County and State, the within named William J. Armstrong and wife, Jeannette L. Armstrong

the bargainors, 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 20th day of October 19 76.

Commission expires June 9, 1980

Joel Riggs
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

Loan No. 111482-3

WARRANTY DEED

FROM
William J. Armstrong, Jr. and wife,
Jeannette L. Armstrong

TO
Robert E. Tolleson and wife,
Kathy A. Tolleson

Prepared by:
Joel Riggs and Company
2319 Crestmoor Road
Nashville, Tennessee 37215.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 73919

IDENTIF. REFERENCE

OCT 22 4 03 PM '76

DAVIDSON CO. REGISTER
NASHVILLE, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT22'76	CONV	55,000.00			
OCT22'76	S'TAX		B*	169.00	
OCT22'76	PR'FEE		B*	.50	
OCT22'76	W'DEED		B*	4.00	* 173.50