THIS INSTRUMENT PREPARED BY:
James L. Smith, Attorney
140 North Main Street
Goodlettsville, TN 37072

BOOK 5121 PAGE 857

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. W. Armstrong, Jr., etal	SAME	
(NAME) P. O. BOX 2794, Arcade Station	(NAME)	95-13
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37219	(STREET ADDRESS)	13
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pt

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

cash in hand paid by J. W. Armstrong, Jr., W. H. Barton, Jr., and Charmes M. Rota, and other good and valuable considerations, including the assumption of an indebtedness in the original principal amount of $330,000.00, payable to Shenandoah Life Insurance Company, as evidenced by a deed of trust of record in Book 5112, page 652, R.O.D.C., TN, and the assumption of an indebtedness in the original principal amount of $100,000.00, payable to James M. Fisher, Jr., as evidenced by a deed of trust of record in Book 5113, page 671, R.O.D.C., Tennessee, we

J. W. Armstrong, Jr., and wife, Peggy H. Armstrong,

have this day bargained and sold, and do hereby transfer and convey unto the said J. W. Armstrong, Jr., W. H. Barton, Jr., and Charles M. Rota, d/b/a RBA & Co.

(successors), heirs and assigns,

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

Tract 1: Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Metropolitan Industrial Park, Resubdivision, Section 7, of record in Book 3842, page 256, Register's Office for said County.

Said Lot No. 17 fronts 161.34 feet on the northerly side of Elm Tree Drive and extends back between parallel lines 245 feet to a dead line.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Metropolitan Industrial Park, Resubdivision Section 7, of record in Book 3842, page 256, Register's Office for said County.

Said Lot No. 18 fronts 161.33 feet on the northerly side of Elm Tree Drive and extends back between parallel lines 245 feet to a dead line.

Being the same property conveyed to J. W. Armstrong, Jr., and wife, Peggy H. Armstrong, by deed of record in Book 5112, page 650, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $455,000.00

Subscribed and sworn to before me, this the 8th day of March 19 87

Affiant

My commission expires: Aug 1 1988

Notary Public

(Affix Seal)

This is improved (X) unimproved ( ) property, known as ..... (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

J. W. Armstrong, Jr., W. H. Barton, Jr., and Charles M. Rota, d/b/a RBA & Co., their *(successors),*

heirs and assigns forever. We *covenant that* we are *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 as noted herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* J. W. Armstrong, Jr., W. H. Barton, Jr., and Charles M. Rota, d/b/a RBA & Co., their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1 *day of* , 19 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. W. Armstrong, Jr.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carole J. Hurley *a Notary Public in and for said County and State,* J. W. Armstrong, Jr., and wife, Peggy H. Armstrong,

*the within named 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 14 *day of* March, *19*77.

Carole J. Hurley
Notary Public

CAROLE J. HURLEY ★ NOTARY PUBLIC AT LARGE ★ STATE OF TENNESSEE

Commission expires 11-22-78

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 .....

MAR-8?? CONV 455,000.00
MAR-8?? S'TAX B* 1,183.00
MAR-8?? PR'FEE B* .50
MAR-8?? W'DEED B* 4.00 * 1,187.50

WARRANTY DEED

FROM

TO

D 9 2 4 9 7

IDENTIFICATION REFERENCE

MAR 8 11 20 AM '77

REGISTER
DAVIDSON COUNTY TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

9131