WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,900.00

James M. Armstrong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF June 19 78

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: Oct. 29 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES M. ARMSTRONG, JR. (NAME)	Molton, Allen & Willaims, Inc. (NAME)	95-10
2105 Sanborn Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10025 (STREET ADDRESS)	47
Nashville, Tn. 37210 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	03DZ35395

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, DONALD L. SINGER and wife, LYNDA S. SINGER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES M. ARMSTRONG, JR., unmarried

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. 159 on the Plan of Elm Hill Acres, Section IV, of record in Book 2331, page 118, Register's Office for said County, described as follows:

Beginning at a point on the southwesterly margin of Sanborn Drive, siad point being the common front corner of Lots Nos. 158 and 159; thence in a northwesterly direction along said margin of said Drive, 110 feet to a point, the beginning of a curve; thence around said curve in a southwesterly direction 31.43 feet to a point in the southeasterly margin of Bismark Drive; thence in a southwesterly direction along said margin of said Drive, 120 feet to a point, the common front corner of Lots Nos. 159 and 160; thence along the line between said two lots, in a southeasterly direction, 133.5 feet to a point, the common rear corner of Lots Nos. 158, 159 and 160; thence in a northeasterly direction along the line between said Lots Nos. 158 and 159, 145 feet to the point of beginning.

Being the same property conveyed to Donald L. Singer and wife, Lynda S. Singer by deed from Darleen Hickam McCrary and husband, Charles R. McCrary of record in Book 4583, page 718, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 2105 Sanborn Drive, Nashville, Tennessee 37210
(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 16th day of June, 19 78

Donald L. Singer
DONALD L. SINGER

Lynda S. Singer
LYNDA S. SINGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald L. Singer and Lynda S. Singer

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 Goodlettsville, Tennessee this 16th day of June, 1978

Commission Expires October 28, 1978 Douglas R. Berry Notary Public

DOUGLAS R. BERRY NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF
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 purpose 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

E: 7.2 1: 0 2: *

IDENTIF. REFERENCE

JUN 20 10 20 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JUN 20 78	CONV	34,900.00			
JUN 20 78	S'TAX		B*	90.74	
JUN 20 78	PR'FEE		B*	.50	
JUN 20 78	W'DEED		B*	4.00	* 95.24

WARRANTY DEED

FROM
DONALD L. SINGER, et ux

TO
JAMES M. ARMSTRONG, JR.

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Library of Seals

Compliments of
Title Associates, Inc.

REPRESENTING
U-LIFE TITLE INSURANCE
Company of New York