THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison St., Madison, TN 37115

WARRANTY DEED

Mail BOOK 5314 PAGE 690

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEWEY T. ARMSTRONG, TRUSTEE	Same	61
(NAME): 4065 Matilda Drive	(NAME):	Par 41.10
(STREET ADDRESS OR ROUTE NUMBER): Nashville, Tn. 37207	(STREET ADDRESS):	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *DOLLARS* cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JESSE N. ARMSTRONG, hereinafter referred to as Grantor, has ~~xxxx~~*bargained and sold, and by these presents do transfer and convey unto the said* DEWEY T. ARMSTRONG, Trustee for DEWEY T. ARMSTRONG, WILLIAM E. ARMSTRONG, DORRIS MURPHY, EVELYN ARMSTRONG DEWEESE, BARBARA ARMSTRONG PATTERSON, SANDRA ARMSTRONG FERGUSON and GINA PATTERSON, their heirs and assigns, with the said Trustee having the power to sell, mortgage, or convey the said property without the joinder of any beneficiary, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by T. R. Sanford, Jr., Surveyor, dated June 4, 1965, as follows:

Beginning at a nail in a bottle cap in the center line of Ben Allen Road, being the southwest corner of the 10 acre tract as conveyed by deed of record in Book 1345, page 98, Register's Office for said County; thence North 5° 45' East along an old wire fence and tree line, 250 feet to an iron pin; thence South 71° 37' East 70 feet to an iron pin; thence South 5° 45' West 250 feet to the center line of said Road, North 71° 37' West 70 feet to the point of beginning, containing .39 acres, more or less.

Being the same property conveyed to William B. Armstrong and wife, Jessie N. Armstrong by deed from Milton Adcock and wife, Gladys Adcock of record in Book 3901, page 88, Register's Office for Davidson County, Tennessee, the said William B. Armstrong having since died, said property vests solely in Jesse N. Armstrong.

Grantor, Jesse N. Armstrong, hereby reserves a life estate in and to the property hereinabove described.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $10,000.00

Subscribed and sworn to before me, this the 20th day of

Dewey T. Armstrong Trustee
Affiant

HOMER R. AYERS
Notary Public, Davidson Tenn at Large
My commission expires Commission Expires 2-14-81

Notary Public

E 78288

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IDENTIF. REFERENCE

JUL 21 2 59 PM '78

FELIX [illegible] REGISTER
[illegible]

JUL 21 78	CONV	10,000.00				
JUL 21 78	S'TAX		B*	26.00		
JUL 21 78	PR'FEE		B*	.50		
JUL 21 78	M'DEED		B*	6.00	*	32.50

unimproved ( )
This is improved ( ) property, known as .....
(House Number) (Street) P. O. Address: (City or Town)

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 I *do covenant with the said* grantees, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* myself, my *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.*

Witness my *hand this* 20th *day of* July, *19*78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jessie N. Armstrong

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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* JESSE N. ARMSTRONG

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 [illegible] *, Tennessee, this* 20th *day of* [illegible] *, 19* 78 *.*

, Notary Public.

HOMER R. AYERS
Notary Public, State of Tenn. at Large
Commission Expires 2-14-81

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....