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Nashville, Tennessee [illegible]

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WARRANTY DEED

BOOK 5371 PAGE 512

FROM BEVERLY J. SEXTON AND WILLOUGHBY RANDALL SEXTON, HER HUSBAND

ADDRESS NEW OWNER(S) AS FOLLOWS:	JAMES E. ARMSTRONG, JR. AND CINDY ARMSTRONG, HIS WIFE 529 HOLT VALLEY ROAD NASHVILLE, TENNESSEE 37221
SEND TAX BILLS TO:	MERCANTILE MORTGAGE COMPANY P. O. BOX 14569 ST LOUIS, MISSOURI 63178
PREPARED BY:	MAP-PARCEL NOS: 128-11-30

F.0 3 5 5 5

IDENTIF. REFERENCE

Dec 5 1 08 PM '78

FELIX Z. WILSON Ⓡ REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS DECEMBER DAY 1 1978

Leonard D. Sexton NOTARY PUBLIC

NOV 12 1982 COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN DOLLARS AND NO\100------

----------($10.00)---------- DOLLARS

CASH IN HAND PAID BY JAMES E. ARMSTRONG, JR. AND CINDY ARMSTRONG, HIS WIFE AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

BEVERLY J. SEXTON, WILLOUGHBY RANDALL SEXTON HER HUSBAND
GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

JAMES E. ARMSTRONG, JR. AND CINDY ARMSTRONG, HIS WIFE

their (his, her, its) heirs, successors 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. 12 ON THE PLAN OF HOLT MEADOWS SUBDIVISION OF RECORD IN BOOK 4300, PAGE 174, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO. 12 FRONTS 83.56 FEET ON THE SOUTHEASTERLY SIDE OF HOLT VALLEY ROAD AND EXTENDS BACK 138.30 FEET ON THE NORTHEASTERLY LINE AND 102.51 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 94.55 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BEVERLY J. SEXTON BY DEED FROM HENDLEY & WHITESIDE & PATTERSON, A PARTNERSHIP, OF RECORD IN BOOK 5069, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DEC-5-78	CONV	47,000.00			
DEC-5-78	S'TAX		B*	122.20	
DEC-5-78	PR'FEE		B*	.50	
DEC-5-78	W'DEED		B*	4.00	* 126.70

unimproved ( )
This is improved (X) property, known as 529 HOLT VALLEY ROAD, NASHVILLE, TENNESSEE 37221
Number Street City State 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 JAMES E. ARMSTRONG, JR. AND CINDY ARMSTRONG, HIS WIFE THEIR heirs, successors and assigns, forever.

AND we do covenant with the said JAMES E. ARMSTRONG, JR. AND CINDY ARMSTRONG, HIS WIFE 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 except of record.

AND we, BEVERLY J. SEXTON, WILLOUGHBY RANDALL SEXTON do(es) further covenant and bind OURSELVES, OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said JAMES E. ARMSTRONG, JR. AND CINDY ARMSTRONG, HIS WIFE THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS, our hand s this 1ST day of DECEMBER 78

Beverly J. Sexton
BEVERLY J. SEXTON,

Willoughby Randall Sexton
WILLOUGHBY RANDALL SEXTON

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeared before me, the undersigned, a Notery Public in and for said County and State, the within named BEVERLY J. SEXTON, WILLOUGHBY RANDALL SEXTON, her husband

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville (City) Tennessee (State)

this 1st day of December 19 78

[illegible] 1980
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the, a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)