mail - Bank of Goodlettsville
P.O. Box 488
Goodlettsville, Tn. 37072

BOOK 5385 PAGE 61

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Ray G. Rickman, et ux

TO

Lester B. Armistead, et ux

For draftsman's use

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys-at-Law
500 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester B. Armistead et ux (NAME)	Same (NAME)	MAP 7-22
875 Springfield Hwy. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	10D-18200
Goodlettsville, Tn. 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 15 10 32 AM '79

FELIX A. NELSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40,000.00 Lester B. Armistead
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 1979

Notary Public

MY COMMISSION EXPIRES: 4-28-81

(AFFIX SEAL)

F.09560

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the Grantees, and their agreement to pay the outstanding principal loan balance more fully described in and secured by Vendor's lien retained in deed of record in Book 4765, Page 476, payable to the order of Ethel J. Bay, a widow, in the amount of $280.14 per month, with interest at 7.5% per annum, with a current balance of $13,787.24, to which reference is made.

We, Ray G. Rickman and wife, Anna Jane Rickman, GRANTORS, HEREIN,

have bargained and sold, and by these presents do transfer and convey unto the said

Lester B. Armistead and wife, Linda D. Armistead, GRANTEES, herein,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, composed of three tracts and according to a survey and plat made November 27, 1972, by D. A. Montgomery, Surveyor, described together as follows:

BEGINNING in the center of Springfield Pike, Clint Fox's corner; thence with his line S. 56-1/2° W. 8 poles and 12 links to a stone near a post, Fox's corner; thence with his line, S. 29° W. 23 poles and 16 links to a stone, Fox's corner; thence S. 81° E 2 poles and 21 links to a stone, Fox's corner; thence with his line, S. 12° W. 27 poles and 8 links to a beech, S. D. Patton's corner in Fox's line; thence with Patton's line S. 57° E 12 poles and 6 links to a beech; thence with Patton's line, S. 66° E. 6 poles and 6-1/2 links to an elm; thence with Patton's line, S. 89° E 5 poles and 18 links to a beech; thence S. 85° E 23 poles to a walnut, J. P. Willimason's corner, also S. D. Patton's corner; thence with Williamson's line, N. 56-1/2° E 30 poles and 15 links to center of creek; thence up creek, N. 41° W 15 poles and 113 links to a stone on bank of creek; thence (a very short line) N. 37° E 19 links to center of Springfield and Nashville Pike; thence with said Pike, N. 48° W. 47 poles and 17 links to a point of center of Pike; thence with Pike, N. 30° W 3 poles and 12 links to the beginning, containing 15-3/4 acres.

BEING the same property conveyed Ray G. Rickman et ux, Anna Jane Rickman, by deed of record in Book 4765, Page 476, Register's Office Davidson County, Tennessee, from Ethel J. Bay, a widow.

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This is { unimproved / improved } property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 Grantors 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.

And Grantors 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.

Witness our hands this 12th day of January, 1979.

Ray G. Rickman
RAY G. RICKMAN

Anna Jane Rickman
ANNA JANE RICKMAN

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 Ray G. Rickman and wife, Anna Jane Rickman, 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 12th day of January, 1979.

John C. Speck, Notary Public.

Commission expires 4-28-81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAN 15 CONV 40,000.00
JAN 15 S'TAX B* 104.00
JAN 15 PR'FEE B* , 5
JAN 15 W'DEED B* 4.0 * 108.50

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 _____.