This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5433 PAGE 342

WARRANTY DEED

ADDRESS NEW OWNER (S), AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Armstrong and wife, Irene Armstrong	Security Pacific Mortgage Corp.	105-5-375
(NAME)	(NAME)	
	2460 West 26th Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Denver, Colorado 80211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by James Armstrong and wife, Irene Armstrong and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, John W. Harlan and wife, Willie Janie Harlan

have this day bargained and sold, and do hereby transfer and convey unto the said James Armstrong and wife, Irene Armstrong

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the westerly 41 feet of Lot No. 1 in A. V. Jones Subdivision of Jones and Dudley Lots a plan of which is of record in Book 57, page 147, Register's Office for said County.
Said part of Lot No. 1 fronts 41 feet on the south side of Summit Avenue and extends back between parallel lines, and with the easterly side of Eleventh Avenue South, 151 feet to an alley.

Being the same property devised to Willie Janie Harlan by Will of Janie Joran of record in Will Book 117, page 620, Probate Court of Davidson County, Tennessee. By quitclaim deed of record in Book 5220, page 49, Register's Office for said County, Willie Janie Harlan conveyed the subject property to John W. Harlan for the purpose of creating an estate by the entireties in the said Willie Janie Harlan and husband, John W. Harlan.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 8th day of May 19 79

Affiant

My commission expires: 8-12-81
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1025 Summit Avenue, Nashville, Tennessee 37203
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 8th *day of* May, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John W. Harlan

John W. Harlan

Willie Janie Harlan

Willie Janie Harlan

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* John W. Harlan and wife, Willie Janie Harlan

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, *this* 8th *day of* May, *19* 79.

Doris E. Moran *Notary Public*

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

Commission expires 8-12-81

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 .....

1662 05/09 46.10- CHECK

CHICAGO TITLE INS. CO.
1st AMERICAN [illegible]

WARRANTY DEED

FROM
John W. Harlan and wife,
Willie Janie Harlan

TO

James Armstrong and wife,
Irene Armstrong

F. 2. 8. 4. 9. 8.

IDENTIF. REFERENCE

MAY 9 3 46 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Comments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5433 PAGE 344

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			16000.00- CO	
			41.60 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	46.10-
1662A	05/09/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 8. 4 9 8

T
IDENTIF. REFERENCE

MAY 9 3 46 PM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 682837