FORM NO. WD-1

BOOK 5534 PAGE 39

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,000.00

Mary N. Armstrong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 19 80

Irene A. Floyd
Notary Public

MY COMMISSION EXPIRES: 7/31/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217

NAME AND ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Armstrong and wife, Mary N. Armstrong	Same	6DA 15771
(NAME)	(NAME)	
304 Glenrose Avenue		119-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211		8
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Grady Hensley and Ralph E. Hutton, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Armstrong and wife, Mary N. Armstrong

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 the easterly 50 feet of Lot No. 20 on the Plan of Sadler Place, as of record in Book 332, Page 31, Register's Office for said County.

SAID part of said Lot No. 20 fronts 50 feet on the northerly side of Glenrose Avenue, or Mill Creek Road, and runs back 69 feet on the easterly line with the westerly margin of an alley, and 73 feet, more or less, on the westerly line, to the southerly line of Lot No. 19, measuring 50 feet thereon.

BEING the same property conveyed to Grady Hensley and Ralph E. Hutton, Jr. by deed from James Ray Dey and wife, Shirley P. Dey, of record in Book 5432, Page 531, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements or record.

This is { unimproved ( ) / improved (x) } property, known as 304 Glenrose Avenue (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37211 (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 11th day of April, 19 80

Grady Hensley — Grady Hensley

Ralph E. Hutton, Jr. — Ralph E. Hutton, Jr.

BOOK 5594 PAGE 40

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grady Hensley and Ralph E. Hutton, Jr.

the 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, Tennessee, this 11th day of April, 19 80

Commission expires 7/19/80

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

F. 86329

RUSH

IDENTIF. REFERENCE

APR 23 2 40 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Grady Hensley and

Ralph E. Hutton, Jr.

TO

Joe Armstrong

5134 04/23 50.70- CHECK

title escrow, inc.

219 fortune building 1
311 plus park boulevard
nashville, tennessee 37217

[redacted]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5594 PAGE 41

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

17000.00- CO
44.20 CO TX
.50 PRFEE
6.00 WDECD
CHECK 50.70-
5134A04/23/80 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 86329

[illegible] REFERENCE

APR 23 2 40 PM '80

[illegible] REGISTER
DAVIDSON COUNTY, TENN.

No. 753973