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BOOK 5652 PAGE 755

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,750.00

T. Patrick Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 1980.

Gary A. Brewer
Notary Public

MY COMMISSION EXPIRES: Nov. 9, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary A. Brewer, Attorney, 18th Floor, Life & Casualty Tower, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. Patrick Davis (NAME)	First Federal Savings & Loan (NAME)	FH-25535
P. O. Box 90382 (STREET ADDRESS OR ROUTE NUMBER)	Union at 4th Avenue (STREET ADDRESS)	Map 154-1 89-2
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par 25 JS

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, Richard J. Armstrong and wife, Nancy G. Armstrong

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. Patrick Davis, unmarried,

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 Lot No. 13 on the Plat of TAGGARTWOOD SUBDIVISION, of record in Plat Book 4175, Page 60, Register's Office for said County.

Said Lot No. 13 fronts 61.42 feet on the southwesterly margin of Cliftee Drive and extends back 291.65 feet on the northwesterly line and 393.86 feet on the east line, to a line on the rear, which is a broken line, on which it measures 433.71 feet.

Being the same property conveyed to Richard J. Armstrong and wife, Nancy G. Armstrong, of record in Book 5172, Page 818, Register's Office for said County.

As part of the consideration for this transfer, the grantee, T. Patrick Davis, agrees to assume a Deed of Trust in favor of First Federal Savings & Loan Association of Nashville, of record in Book 5037, Page 500, Register's Office for Davidson County, Tennessee, payable as therein specified.

Richard J. Armstrong is executing this Deed in Austin, Texas, and his wife, Nancy J. Armstrong, will execute an exact duplicate of this Deed in Longwood, Florida.

This is unimproved ( ) improved (X) property, known as 1245 Cliftee Drive (House Number) (Street) Nashville, Tennessee 38218 (P. O. Address) (City or Town) (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 my hand this 9th day of September, 1980

RICHARD J. ARMSTRONG

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STATE OF TEXAS
COUNTY OF TRAVIS

Personally appeared before me, Howard N. Rose, a Notary Public in and for said County and State, the within named Richard J. Armstrong

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at AUSTIN, Texas, this 9TH day of SEPTEMBER 19 80

Commission expires JAN 20, 1981

Howard N. Rose
Notary Public
HOWARD N. ROSE

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

WARRANTY DEED

FROM
Richard J. Armstrong and wife

Nancy G. Armstrong

TO
T. Patrick Davis, unmarried

This instrument prepared by:
Gary A. Brewer, Attorney
18th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

FILE PIONEER TITLE CO.

G.O. 8399

IDENTIF. REFERENCE

SEP 18 10 07 AM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DUPLICATE

Tax paid on this
In the amount of 222.82
on instrument #G08398
recorded in Davidson
County Registers Office
Date 9-18-80
E. Buchanan Dep. Reg.