BOOK 5743 PAGE 230

897-41081-H
FILE BOX 9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 1981

Notary Public

MY COMMISSION EXPIRES: 4/18/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 219 Second Ave., North, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM LEE ARMSTRONG et ux (NAME)	BOWEST CORPORATION (NAME)	23W-9005
1401 Calvin Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 85101 (STREET ADDRESS)	Map: 83-5
NASHVILLE, TN 37206 (CITY) (STATE) (P. O. ZIP)	SAN DIEGO, CALIFORNIA 92138 (CITY) (STATE) (ZIP)	Par: 42

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, I, STEPHEN E. DIXON, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM LEE ARMSTRONG and wife, ROSE C. 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 Lot No. 1 of BLOCK C, in the Subdivision of the Hollins Home Place, of record in Book 547, Page 115, said Register's Office, and also of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Stephen E. Dixon by deed from Patricia R. Dixon, being one and the same as Patricia L. Dixon, of record in Book 5675, Page 645, said Registers Office and by Instrument of Correction, of record in Book _____ Page _____, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to Restrictive Covenants of record in Book 749, Page 496, said Register's Office; easements and setback lines as set forth in the above Plan of record and taxes for the current year which have been assumed by the Grantees herein.

AS PART of the above CONSIDERATION, the Grantees herein, assume and agree to pay the unpaid balance owing on two (2) notes, executed by the Grantor herein, said notes secured by instruments of record in Book 5118, Page 1, said Register's Office, and Book 5694, Page 258, Register's Office for Davidson County, Tennessee, payable according to the terms and conditions therein.

property is known as 1401 CALVIN AVENUE NASHVILLE, TENN. 37206
(Number) (Street) (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 unincumbered, 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 and seal, this 8th day of MAY, 1981

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN E. DIXON, Unmarried

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 Nashville, Tennessee, this 8th day of MAY 19 81

Commission expires 4/18/82

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

WARRANTY DEED

FROM

STEPHEN E. DIXON, Unmarried

TO

WILLIAM LEE ARMSTRONG et ux

ROSE C. ARMSTRONG

G.4.1-1-3.1

IDENTIF. REFERENCE

FILED 3 44 PM '81

FELIX Z. WILSON II REGISTER
LAWSON COUNTY, TENN.

Lawyers Title of Middle Tennessee, inc.

Titles Guaranteed

NASHVILLE, TENN.

FILE BOX 9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5743 PAGE 232

FOR _____

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4.1-1-3.1

IDENTIF. REFERENCE

MAY 8 3 44 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 821154