BOOK 7087 PAGE 856 FILE BOX 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

X Ronald Lee Armstrong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 19 86

Notary Public

MY COMMISSION EXPIRES: 11/6/87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Lee Armstrong	Mortgage Corporation	MAP 150-2
(NAME) 3221 Blue Water Trace	(NAME) 2119 6th Avenue North	PARCEL 317
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37217	(STREET ADDRESS) Birmingham, Alabama 35203	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, J & C Builders, a partnership composed of A. J. Johnson and John J. Cook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Lee Armstrong and wife, Danuta 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. 10 on the Plan of the Revision of Castlegate Subdivision, Section 5, of record in Plat Book 6900, page 112, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete legal description.

Being part of the same property conveyed to J & C Builders, a partnership composed of A. J. Johnson and John J. Cook by deed from Third National Bank of record in Book 6884, page 800, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6597, page 362 Register's Office for said County.

RECEIVED FOR RECORD DAVIDSON COUNTY, TN
DEC 31 8 14 AM '86
REGISTER'S FEE

78106

This is unimproved ( ) improved (X) property, known as 3221 Blue Water Trace, Nashville, TN 37217
(House 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 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 hand S this 22nd day of December, 19 86

J & C Builders
By: A. J. Johnson, partner

Attest: John J. Cook, partner

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public, of the State and County aforesaid, personally appeared A. J. Johnson and John J. Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/themselves to be a partner(s) of J & C Builders the within named bargainor, a partnership, and that he/they as such partner(s), executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself/themselves as partner(s).

Witness my hand and official seal, this 22nd day of December, 19 86

NOTARY PUBLIC

My Commission Expires 1/18/89

WARRANTY DEED

FROM

J & C Builders

TO

Ronald Lee Armstrong and wife, Danuta C. Armstrong

RETURN TO:

CUMBERLAND TITLE COMPANY, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR _____

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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

928[illegible] CAMT.
257.60 CSTAX
.50 PRFE[illegible]
6.00 WDE[illegible]
CHECK 264.10-
[illegible]2931A 12/31/06 DAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-8-106

IDENTIFT REFERENCE

Dec 31 8 14 AM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No28598