BOOK 7326 PAGE 349

File Box 6 cm

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Benjamin C. Armistead & wife, Tara D.C. Armistead	SAME (NAME)	Map 130-3 Parcel 17
4402 Iroquois Ave. (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37205 (CITY) (STATE) (P. O. ZIP)	(STREET ADDRESS) (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, Katharine R. Pickering and husband, Samuel F. Pickering

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin C. Armistead and wife, Tara D.C. Armistead

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:

Being the westerly 100 feet of Lot No. 177 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County.

Said part of said lot fronts 100 feet on the northerly side of 8th Street and runs back between lines 240 feet on the westerly line and 244 feet, more or less, on the easterly line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Katharine R. Pickering, by deed from Houston Gray and wife, Hilda Moore Gray, of record in Book 1849, page 453, Register's Office for said County.

The above property is conveyed subject to 1987 Metropolitan Government and Belle Meade City taxes.

5643

IDENTIFICATION REFERENCE

AUG 17 10 54 AM '87

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 4402 Iroquois Avenue, Nashville, Tennessee 37205
(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 successors, assigns 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 as of this 14th day of August, 1987

Katharine R. Pickering

Samuel F. Pickering

Form 3

BOOK 7326 PAGE 959

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katharine R. Pickering and husband, Samuel F. Pickering the bargainors, 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 14 day of August, 1987

Commission Expires: 5/13/89

Carol R. Rucker
Notary Public

STATE OF _____)

COUNTY OF _____)

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 this 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 purpose 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 ___ day of _____, 19__

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

Katharine R. Pickering and husband, Samuel F. Pickering

TO

Benjamin C. Armistead and wife, Tara D.C. Armistead

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 264,375.00

Subscribed and sworn to before me this 14 day of August, 19 87

My Commission Expires: 5/13/89

Carol R. Rucker
Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7326 PAGE 951

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 4 3 6

IDENTIFICATION REFERENCE

AUG 17 10 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 06180