BOOK 15

BOOK 7334 PAGE 605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 19 87

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349 Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee:	MAP-PARCEL NUMBERS
Shawn Seibold, et ux (NAME)	Citicorp Homeowners Services (NAME)	128-11 #30
529 Holt Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 790001 (STREET ADDRESS)	9D-26786
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63179-0001 (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, James E. Armstrong, Jr. and Cindy Armstrong, his wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn Seibold and Gail Seibold as tenants in common each having a 50% undivided interest therein and not as tenants by the entirety

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. 12 on the Plan of Holt Meadows Subdivision, of record in Book 4300, page 174, Register's Office for said County.

Said Lot No. 12 fronts 83.56 feet on the southeasterly side of Holt Valley Road and extends back 138.30 feet on the northeasterly line and 102.51 feet on the southwesterly line to a dead line in the rear measuring 94.55 feet thereon.

Being the same property conveyed to James E. Armstrong, Jr. and Cindy Armstrong, his wife, by deed from Beverly J. Sexton and Willoughby Randall Sexton, her husband, of record in Book 5371, page 512, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5371, page 514, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

For and in consideration of $10.00 the receipt of which is hereby acknowledged, and as a further consideration the grantee hereby assumes and agrees to pay, according to its terms and tenor, the balance due on the mortgage in favor of Mercantile Mortgage Company of St. Louis, Missouri, dated December 1, 1978, and of record in Book 5371, page 514, Register's Office for Davdison County, Tennessee, the original amount of which was $47,000.00. The grantee, as a further consideration, assumes the obligations of James E. Armstrong, Jr. and Cindy Armstrong under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is unimproved ( ) This is improved (X) property, known as 529 Holt Valley Road (House Number) (Street) Nashville, TN 37211 (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 13 day of July, 1987

James E. Armstrong, Jr.

Cindy Armstrong

Gail L. Seibold

Shawn J. Seibold

08/25 233-30-

STATE OF TENNESSEE
DAVIDSON COUNTY

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shawn J. Seibold and Gail L. Seibold the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of August, 1987.

Commission expires: June 5, 1989

NOTARY PUBLIC

WARRANTY DEED

FROM

TO

AUG 25 2 23 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

5 9 0 8.5

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Armstrong, Jr. and Cindy Armstrong the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 1987.

Commission expires 3-23-89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ (his oath) and _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the within named bargainor, a corporation, and that (he) (they) as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____, 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

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 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

81000.00- CAMT.
226.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 233.30-
5431A08/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59085

IDENTIFT REFERENCE

AUG 25 2 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 09265