BOOK 7383 PAGE 345

Oct 21 8 25 AM '97

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7 5 7 2 0

Mail

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Bryan Kenneth Webb
218 Forest Park Blvd.
Madison, TN 37115

MORTGAGEE:
Commerce Union Bank
3401 West End Bldg., 3rd Floor
Nashville, TN 37203

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
Map & Parcel No.
43-13-223

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged I, **Linda K. Armstrong, a single person,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Bryan Kenneth Webb,** hereinafter called the Grantees their heirs and assigns, a certain tract or parcel of land in the 11th Civil District of Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 12, Block H on the Plan of Forest Park Subdivision of Madison, Tennessee, of record in Book 843, page 44, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.
>
> Being the same property conveyed to Linda K. Armstrong by virtue of a deed from Raymond Milliken and wife, Sandra Milliken as of record in Book 5380, page 763, Register's Office for Davidson County, Tennessee.
>
> It is understood and agreed that part of the consideration of the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Tennessee Housing Development Agency of record in Book 5380, page 765, Register's Ofice for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantee as is the hazard insurance.

This is improved property known as 218 Forest Park Boulevard, Madison, TN 37115.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants and conditions as shown on the Plan of record in Plat Book 843, page 44; and a joint driveway easement of record in Book 5380, page 762, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

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 19th day of October, 1987.

Linda K. Armstrong
LINDA K. ARMSTRONG

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda K. Armstrong,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 19th day of October, 1987.

Michelle H. Crider
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $20,180.83.

AFFIANT

Subscribed and sworn before me
this 19th day of October, 1987.

Michelle H. Crider
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6-18-90

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

20100.00 CAMT.
56.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 63.06-
A/19A10/21/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 5 7 2 0

IDENTIFICATION REFERENCE

Oct 21 9 25 AM '87

DAVIDSON COUNTY, TN

No. 28114