Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 10835 PG 652

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Lester B. Armistead, et ux 8333 Old Springfield Hwy. Goodlettsville, TN 37072	Same as New Owner	Map 7 P/O Parcel 33

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WALLACE P. MITCHELL, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto LESTER B. ARMISTEAD and wife, SANDRA ARMISTEAD, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 20th Civil District of Davidson County, Tennessee, described according to a survey dated March 6, 1998, by Mike Burns, Registered Land Surveyor, License No. 1053, as follows:

BEGINNING at an old iron pin, in the northern margin of Old Dickerson Pike, the southeast corner of the B. L. Snoddy property as shown in Deed Book 424, page 814, Register's Office for Davidson County, Tennessee, the southwest corner of this tract; thence along the line with Snoddy, North 45 deg. 48 min. 57 sec. East, 225.15 feet to an old iron pin, the southwest corner of the D. Ronald Ingram property as shown in Deed Book 7925, page 583, Register's Office for Davidson County, Tennessee; thence along the line with Ingram, South 46 deg. 24 min. 28 sec. East 226.71 feet to an old iron pin; thence along a new line, South 38 deg. 28 min. 13 sec. West, 49.29 feet to an iron fence post; thence continuing along a new line, South 49 deg. 47 min. 32 sec. East, 91.89 feet to a new iron pin; thence continuing along a new line, South 33 deg. 08 min. 52 sec. West, 203.77 feet to a new iron pin, in the northern margin of Old Dickerson Pike; thence along the northern margin of Old Dickerson Pike, North 44 deg. 17 min. 02 sec. West, 277.99 feet to a point; thence continuing along the northern margin of Old Dickerson Pike, North 40 deg. 52 min. 32 sec. West, 91.14 feet to the beginning, containing 1.757 acres, more or less.

BEING a portion of the property conveyed to Wallace P. Mitchell by deed from Burnette L. Hicks of record in Deed Book 6758, page 705, Register's Office for Davidson County, Tennessee.

The said property is unimproved property located on Old Dickerson Pike, Goodlettsville, Tennessee 37072.

The property description, as set forth herein, was taken from a survey by Mike Burns, Registered Land Surveyor, License No. 1053, dated March 6, 1998.

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.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES HERETO WITHOUT A TITLE EXAMINATION BY THE PREPARER.

And the GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except for:

1. 1998 State and County real property taxes, which are a lien but not yet due and payable, and which will be prorated between the parties on or before December 31, 1998 and paid by the GRANTOR.

And the GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on day and date last acknowledged below.

"GRANTOR"

Wallace P. Mitchell
WALLACE P. MITCHELL, a single man

"GRANTEES"

Lester B. Armistead
LESTER B. ARMISTEAD

Sandra Armistead
SANDRA ARMISTEAD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALLACE P. MITCHELL, a single man, and LESTER B. ARMISTEAD and wife, SANDRA ARMISTEAD, 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, at office, this the 10 day of March, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Lester B. Armistead
Affiant

Sworn to and subscribed before me, this the 10 day of March, 1998.

Patsy C. Davidson
NOTARY PUBLIC

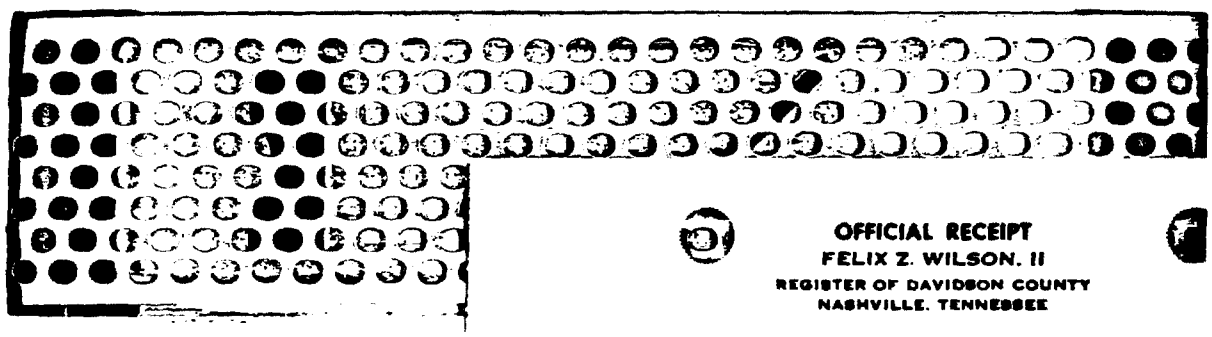
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

4992 03/12 0101 03CHECK 138.50

SUMNER CO TN 3:21

IDENTIF. & REFERENCE

041526



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

RECEIVED OF _____

FOR _____

BOOK 10835 PG 654

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

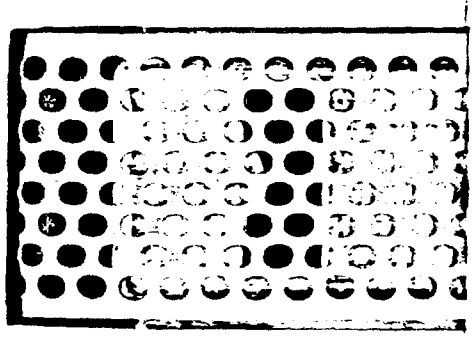
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/12/98 01 15:19 0001 4992



98 MAR 12 PM 3:21

0411526
IDENTIF. # REFERENCE

No.1265373