BOOK 11059 PAGE 658

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF July, 98

Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Richard E. Carter, Sr.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS 84-08-55
(NAME) 2924 Knobdale Road	(NAME) SAME	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37214	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(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, Emma J. Hutton Armstrong, married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard E. Carter, Sr. and wife Catherine Carter

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:

See exhibit A attached hereto and made a part hereof.

0473117

RECEIVED & RECORDED
98 AUG 10 PM 2:49
DAVIDSON COUNTY, TN.
REGISTER

This is improved property known as 3005 Delaney Drive, Nashville, TN 37214

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 her hand this 31st day of July, 19 98.

Emma J. Hutton Armstrong
Emma J. Hutton Armstrong

Charles D. Armstrong
Charles D. Armstrong

7711-C

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Emma J. Hutton Armstrong, ~~married~~ and Charles D. Armstrong the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 1998.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

File No.: 7711-C

ATTACHMENT

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Lincoya Hills, Section 7, as of record in Book 2331, page 119, Register's Office for said County.

Said Lot No. 209 fronts 108 feet on the westerly side of Delaney Drive and runs back 154 feet on the northerly line and 188.2 feet on the southerly linen to a dead line in the rear, measuring 80 feet thereon.

BEING the same property conveyed to Mrs. Emma J. Hutton, a widow, by deed from J.R. Smith and wife, Bertha Smith, filed of record in Book 4906, page 81, Register's Office for Davidson County, Tennessee.

Mrs. Emma J. Hutton and Emma J. Hutton Armstrong being one and the same person.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Charles D. Armstrong, spouse of Emma J. Hutton Armstrong, joins in this conveyance to convey all right, title and interest he may have in the above referenced property, including but not limited to marital rights.

4991 08/10 0101 03CHECK 422.0

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

RECEIVED OF _____

FOR _____

BOOK 11059 PAGE 661

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 110000.00	
			CON TX 407.00	
			PRFEE 1.00	
			WDEED 12.00	
			CFEE 2.00	
			TOTAL 422.00	
			CHECK 422.00	
08/10/98	01	14:49 0001	4951	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04731117
IDENTIF. & REFERENCE

98 AUG 10 PM 2:49

REGISTER
DAVIDSON COUNTY, TN.

No. 1330[illegible]