WARRANTY DEED

BOOK 11297 PAGE 136

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

James R. Armstrong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF January 99

Notary Public

MY COMMISSION EXPIRES: October 13, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Mail
Mortgage Escrow Company, 3212 West End Avenue, Suite 500, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Armstrong	First Republic Mortgage	MAP 156-3
(NAME)	(NAME)	
599 Harpeth Parkway East	3212 West End Avenue, Suite 500	PARCEL 3
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Aubrey O. Greer, Jr. and wife, Frances W. Greer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Armstrong and wife, Myra J. Armstrong

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 Lot No. 1 on the Plan of Harpeth Valley Park Subdivision, Section I, as of record in Book 3600, page 93, described as follows:

Beginning at a point in the southerly margin of Harpeth Parkway East; thence westerly along the southerly margin of Harpeth Parkway East 120 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the easterly margin of McPherson Drive; thence southerly along the margin of said McPherson Drive, 100.95 feet to a point; thence easterly 162.5 feet to a concrete marker; thence northerly 165 feet to the point of beginning.

Being the same property conveyed to Aubrey O. Greer, Jr. and wife, Frances W. Greer by deed from Oren Wayne Puckett and wife, Corinne J. Puckett of record in Book 4163, page 798, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3857, page 858 said Register's Office.

05 36778
IDENTIFICATION ↑ REFERENCE
99 JAN 14 AM 9:18
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 599 Harpeth Parkway East, Nashville, Tennessee 37221
(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 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 8th day of January 19 99

Aubrey O Greer Jr

Aubrey O. Greer, Jr.
Frances W. Greer
By: Frances W Greer By Aubrey O Greer Jr
Aubrey O. Greer, Jr., Attorney-in-fact

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 Aubrey O. Greer, Jr. and/wife/Frances/W./Greer/

the bargainor s, 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 8th day of January, 1999.

Commission expires October 13, 2001

Notary Public

STATE OF TENNESSEE
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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

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 Aubrey O. Greer, Jr. with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Frances W. Greer as her Attorney in Fact as the free act and deed of the within named Frances W. Greer.

Witness my hand and official seal at Nashville, Tennessee, January 12, 1999.

Commission expires: October 13, 2001

Notary Public

2766 01/14 0101 03CHECK 451.30

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11297 PAGE 138

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	
	119000.00
CON TX	440.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	451.30
CHECK	451.30

01/14/99 01 09:17 0001 2766

05367778

IDENTIF. # REFERENCE

99 JAN 14 AM 9:18

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1412209