STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 11562 PAGE 223

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Dee E. Walker
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of June, 1999.

Notary Public

My Commission Expires: 10/22/01

WILLIAMSON COUNTY TENN
K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John Russell and Teresa Gilbert
3106 Bellwood Avenue
Nashville, Tennessee 37203

SEND TAX BILLS TO:
NEW OWNER

MAIL ENV.

99 JUL -7 PM 2:23

MAP-PARCEL NUMBERS:
104-2 160

TAX

0608913 NICE

TEC.50

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brett Gregory Armstrong, and wife, Leslie Armstrong** hereinafter referred to as Grantor, hereby transfers and conveys to **John Russell and Teresa Gilbert** hereinafter referred to as Grantee, his 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 the easterly 30 feet front and the easterly 30 feet front and the westerly 6 feet rear of Lot No. 25, all on the Plan of Revised Map of West End Park, of record in Book 421, page 82 and 83, Register's Office for said County.

SAID portions of said Lot Nos. 24 and 25 front together 60 feet on the northerly margin of Bellwood Avenue and extend back 135 feet more or less on the easterly line and 130 feet more or less on the westerly line to an alley in the rear, measuring 60 feet thereon.

Being the same property conveyed to Brett Gregory Armstrong and wife, Leslie Gilbert by deed from Christopher T. Toll and wife, Jane E. Roch of record in Book 9082, page 234, Register's Office for Davidson County, Tennessee.

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3106 Bellwood Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 30th day of June, 1999.

Brett Gregory Armstrong

Leslie Armstrong

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 Brett Gregory Armstrong, and wife, Leslie Armstrong, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 1999.

Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

11-18-01
My Commission Expires

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11562 PAGE 225

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

0608913

99 JUL -7 PM 2:23

[illegible]

[illegible]
[illegible] 1500.00
[illegible] TX 731.50
[illegible] 1.00
[illegible] 3.00
- CFEE 2.00
TOTAL 732.50
CHECK 732.50
07/07/99 CJ 14:24 0001 7490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1487870