Instr:200007050066295 Page: 1 OF 2
REC'D FOR REC 07/05/2000 8:49:23AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $279.35

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00.

Pamela R. Armstrong
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of June, 2000.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Pamela R. Armstrong
308 A & D Prince Avenue
Nashville, Tennessee 37207

SEND TAX BILLS TO:
Gold Bank Mortgage Company
dba RIC Mortgage Company
9221 Ward Parkway, Suite 300
Kansas City, MO 64114

MAP-PARCEL NUMBERS:
071-080-075.00

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, **Ralph M. Kelton, Jr., a married man** hereinafter referred to as Grantors, hereby transfers and conveys to **Pamela R. Armstrong, an unmarried woman** hereinafter referred to as Grantees, their 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 Lot No. 2 on the Resubdivision of Lot No. 27, on the Plan of J.B. Haynie's Oriental Subdivision, of record in Plat Book 5200, Page 732, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ralph M. Kelton, Jr. by Warranty Deed from James A. Jackson and wife, Carolyn Jackson of record in Book 7418, Page 925 and Book 7418, Page 928, Register's Office for Davidson County, Tennessee.

Susan W. Kelton as spouse of Ralph M. Kelton, Jr. hereby joins in this conveyance for the purpose of relinquishing her marital rights in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 732, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien 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.

This is improved property known as 308 A & D Prince Avenue, Nashville, Tennessee 37207.

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 I do covenant with the said **GRANTEES** 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 **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 30th day of June, 2000.

Ralph M. Kelton, Jr. by Susan W. Kelton attorney in fact
Ralph M. Kelton, Jr.

Susan W. Kelton
Susan W. Kelton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan W. Kelton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, she is the attorney in fact of Ralph M. Kelton, Jr. and is authorized by Ralph M. Kelton, Jr. to execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2000.

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

11-19-01
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan W. Kelton, 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 2000.

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

11-19-01
My Commission Expires

01936-BP