Instr:20000901 0086862 Page: 1 OF 3
REC'D FOR REC 09/01/2000 1:22:34PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $429.20

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of August, 2000, by and between KAY W. ARMSTRONG, A MARRIED WOMAN, and BILL M. ARMSTRONG, HER HUSBAND, hereinafter called Grantors, and JOSEPH G. GRIZZARD and CLARISSA M. GRIZZARD, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, I, KAY W. ARMSTRONG, A MARRIED WOMAN, and BILL M. ARMSTRONG, HER HUSBAND, Grantors, do hereby bargain, sell, transfer and convey unto JOSEPH G. GRIZZARD and CLARISSA M. GRIZZARD, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1128 HOWARD AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

BILL M. ARMSTRONG, HUSBAND of KAY W. ARMSTRONG, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest ~~she~~ he may have in and to the property described herein, marital or otherwise. BAA

WITNESS the hands and seals of Grantors on the day and year first above written.

BY: Kay W. Armstrong
KAY W. ARMSTRONG, Signature of Seller

Bill M Armstrong
BILL M. ARMSTRONG, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAY W. ARMSTRONG and HER HUSBAND, BILL M. ARMSTRONG,** the within named bargainors, 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 **31st** day of **August, 2000.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

JOSEPH G. GRIZZARD and CLARISSA M. GRIZZARD, HUSBAND AND WIFE

1128 HOWARD AVENUE
NASHVILLE, TN 37216

Property Address:

1128 HOWARD AVENUE
NASHVILLE, TN 37216

Person Responsible for Taxes:

COUNTRYWIDE HOME LOANS, INC.
4500 Park Granada
Calabasas, CA. 91302-1613

Map & Parcel #: MAP 72-3, PARCEL 184

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$116,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **August, 2000.**

Notary Public

My Commission Expires: 5/30/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING the westerly 50 feet of Lot No. 137 on the Map of Inglewood Place as of record in Book 332, page 101, Register's Office for said County.

Said part of Lot No. 137 fronts 50 feet on the southerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line.

BEING the same property conveyed to KAY W. ARMSTRONG, by DEED from BILL M. ARMSTRONG, of record in Book 10201, page 414, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 72-3, PARCEL 184).

2. All matters as set forth on the Plan of record in Plat Book 137, page 101, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.