Box 11

Davidson County DEEDWARR
Recvd: 01/26/01 13:59 1pgs
Fees:11.00 Taxes:466.20

20010126-0008036

WARRANTY DEED

Preparer's File #ARMSTRONG-00K0449

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF January, 2001.

MY COMMISSION EXPIRES 3-29-03

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John S. Armstrong and Valerie A. Armstrong	Southtrust Mortgage Corporation	61-10-89
4108 Edwards Avenue	210 Wildwood Parkway	
Nashville, TN	Birmingham, AL 35209	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SARAH C. STEWART, AND HUSBAND, SAMUEL STEWART, AND EVELYN R. STEWART, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN S. ARMSTRONG AND WIFE, VALERIE A. ARMSTRONG, hereinafter called the Grantee(s), their heirs and assigns, that 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 Plan of the Resubdivision of part of Maplewood Heights, as of record in Book 2854, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 70 feet on the Easterly side of Edwards Avenue and extends back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Samuel Stewart and Sarah Stewart, husband and wife by deed from Ruby Evelyn Stewart, unmarried, of record in Book 10583, page 804, and further conveyed to Sarah C. Stewart and Evelyn R. Stewart as joint tenants with full right of survivorship by Quit Claim Deed from Samuel Stewart and wife, Sarah Stewart of record in Book 10830, page 793, said Register's Office.
This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **4108 Edwards Avenue, Nashville, Tennessee**
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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 19th day of January, 2001:

Sarah C. Stewart

Samuel Stewart

Evelyn R. Stewart

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 SARAH C. STEWART, AND HUSBAND SAMUEL STEWART, and EVELYN R. STEWART the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.
Witness my hand and official seal at _____, TN this 19th day of January, 2001.

GEORGE B. WOOD, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN.

My Commission Expires: _____

Notary Public