WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/01 10:57 2pgs
Fees:13.00 Taxes:588.30

20011114-0124873

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
31st DAY OF October 2001

Notary

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alvin Armstead (NAME)	Right Mortgage Company (NAME)	MAP 42-3
412 Hamblen Drive (ADDRESS)	106B West Hills Drive (ADDRESS)	PARCEL 80
Madison, TN 37115 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (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, Johnnie D. Allen and wife, Cynthia K. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alvin Armstead and wife, Kelly Armstead

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:

Land in Davidson County, Tennessee, bing Lot No. 70 on the Plan of Primrose Acres of record in Book 2663, page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 is a corner lot and fronts 214.57 feet on the northerly margin of Hamblen Drive and 155 feet on the westerly margin of Prim Drive, said frontages joined by a curve of 39.27 feet; and extends back 166.7 feet on the northerly line and 195 feet on the westerly line to a point.

Being the same property conveyed to Johnnie D. Allen and wife, Cynthia K. Allen by deed from Carol H. Sullins and wife, Bobbie Ann Sullins of record in Book 9983, page 20, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2663, page 106, said Register's Office.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 412 Hamblen Drive, Madison, TN 37115
(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 31st day of October, 2001

Johnnie D. Allen

Cynthia K. Allen

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 Johnnie D. Allen and wife, Cynthia K. Allen

the bargainor, 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 31st day of October, 2001.

Commission expires 3-26-05

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 , .

My commission expires

Notary Public