WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/02 12:41 2pgs
Fees:13.00 Taxes:461.76
20021118-0142686

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD M. ARMSTRONG (NAME)	New South Federal Savings Bank (NAME)	MAP 061-06
429 BROADMOOR DRIVE (ADDRESS)	210 Automation Way (ADDRESS)	PARCEL 143
NASHVILLE, TN 37216 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35283-0180 (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, ROBERT W. SLATE, II, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD M. ARMSTRONG AND WIFE, VALERIE G. ARMSTRONG

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 the 12th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Resubdivision of Lots 3 and 4 on the Plan of Gra-Mar Acres, Section 14, as of record in Plat Book 4300, page 53, and Plat Book 5190, Page 434, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 100 feet on the North side of Broadmoor Drive and extends back 325.6 feet on the East line and 234 feet on the West line to a line on the rear measuring 127.7 feet.

BEING the same property conveyed to Robert W. Slate, II by Warranty Deed from Marie O. Stalvey, Individually, and Brent Walker, Trustee of the Marie O. Stavely Trust and Jan Walker, Trustee of the Marie O. Stalvey Trust of record by Instrument No. 20020401-039304, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 429 BROADMOOR DRIVE, NASHVILLE, TN 37216
(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 my hand this 15th day of November, 2002

Robert W. Slate II
ROBERT W. SLATE, II

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 ROBERT W. SLATE, II, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of November, 2002.

Commission expires 10-25-03

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