WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th April, 2004

Notary Public

My Commission Expires: 9/2/04
(AFFIX SEAL)

CAROLYN GLEAVES NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/07/04 09:15 2pgs
Fees:13.00 Taxes:601.25

20040507-0052174

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 00-20-01
FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Caroline Coles ARMSTRONG and William Kyle ARMSTRONG 1125 Woodvale Drive Nashville, TN 37204	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	131-04-0-144.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good valuable consideration, the receipt of which is hereby acknowledged, We, **Annabel J. HIGGINS**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Caroline Coles ARMSTRONG and William Kyle ARMSTRONG, husband and wife**, hereinafter called 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. 1, of Block No. 20, on the Plan of College Park, of record in Plat Book 843, page 29, Register's Office for Davidson County, Tennessee, to which plan is hereby referenced for a more complete and accurate legal description.

Said Lot # 1 fronts 50 feet on the southerly side of Woodvale Drive and runs back 165 feet on the easterly line and 169 feet 9 inches on the westerly line, with the easterly margin of Marcun Avenue to a dead line, measuring 86-1/2 feet thereon.

Included in the above, but excluded herefrom is the following described property: Beginning at a point in the southerly margin of Woodvale Drive 25 feet east of the northeast corner of Lot # 6 of Block 19, on the Mape of College Park as of record in Book 843, page 29, Register's office for Davidson County, Tennessee, said beginning point being 25 feet west of the northwest corner of Lot # 1 of Block 20, on the Plan of College Park; thence running in a southerly direction parallel with the easterly boundary line of said Lot # 6 a distance of 169 feet 9 inches to an iron pin; thence westwardly along the northern boundary line of the J. Preston Jones property 18 feet to an iron pin; thence northerly 169 feet more or less to the beginning.

Being the same property conveyed to Annabel J. Higgins by Warranty Deed from David H. King, Administrator of the Estate of Imogene R. Hager, who was the surviving tenant by the entirety, of record in Book 6734, page 366, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2004 and subsequent years, a lien which is not yet due and payable.

The Plan of record in Book 843, page 29, Register's Office for Davidson County, Tennessee.

Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 844, page 440, Book 844, page 442, Book 1003, page 232 and Book 1040, page 599, said Register's Office.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as: **1125 Woodvale Drive, Nashville, TN 37204**

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 person 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 30th day of April, 2004.

GRANTOR:

Annabel J. Higgins

Annabel J. Higgins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Annabel J. Higgins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and notarial seal at my office at Franklin, Tennessee, this 30th day of April, 2004.

Carolyn Reeves

NOTARY PUBLIC

My Commission expires: 9/20/04

NOTARY PUBLIC AT LARGE