First Volunteer Title of Tennessee, Inc. 1411 West Main Street Ste C Lebanon, TN 37087

This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Joan A. Armstrong
505 N. Graycroft Ave.
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 07/20/04 14:44 2pgs
Fees:13.00 Taxes:684.50
20040720-0086658

SEND TAX BILL TO:
Owner

MORTGAGEE:
GMAC Mortgage Corporation
3451 Hammond Avenue
Waterloo, IA 50702

MAP **42-11**
GROUP
PARCEL **7**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Josh B. Smithson, a single man** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Joan A. Armstrong, a single person**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 59, on the Plan of Section IV, Morning View, as shown on plat of record in Plat Book 2330, Page 40, in the Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Josh B. Smithson in Instrument No. 20031002-0145809, recorded 10/02/2003, Register's Office for Davdison County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all itmes set out on any applicable plat of record.

This is improved property known as 505 N. Graycroft Drive, Madison, Tennessee 37115.

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", its successors and assigns, forever, and GRANTORS do covenant with the said "GRANTEES" that they 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 "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES:, and its successors and assigns, against the lawful claims of all persons whomsoever. Wheneverused, 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 this the 16th day of July, 2004.

Josh B. Smithson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Josh B. Smithson, a single person, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 16 day of July, 2004.

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ 185,000.00.

Joan A. Armstrong
AFFIANT

Subscribed and sworn to before me on this 16 day of July, 2004.

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

NOTARY PUBLIC

My Commission Expires: 2-2408