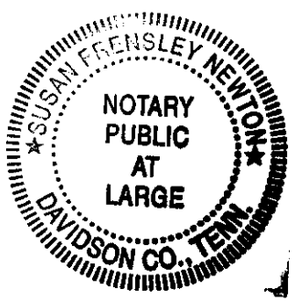
Davidson County DEEDWARR
Recvd: 08/25/04 08:14 2pgs
Fees:13.00 Taxes:518.00

20040825-0102451



|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$140,000.00
|X Patricia Ann Grossman
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|20th DAY OF August, 2004.
|Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Ann Grossman 158 Jacksonian Drive Hermitage, TN 37076	new owner	Map 74.08 Parcel 232

For and in 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,

Kenneth J. Armstrong and wife, Mildred C. Armstrong

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Patricia Ann Grossman, a single woman

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:

BEING LOT NO. 986 ON THE PLAN OF HERMITAGE HILLS, SECTION 10, OF RECORD IN BOOK 3600, PAGE 50, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS:

SAID LOT NO. 986 FRONTS 80 FEET ON THE WESTERLY SIDE OF JACKSONIAN DRIVE AND EXTENDS BACK BETWEEN LINES, 168.77 FEET ON THE NORTHERLY LINE AND 167.16 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 80 FEET.

BEING THE SAME PROPERTY CONVEYED TO KENNETH J. ARMSTRONG AND WIFE, MILDRED C. ARMSTRONG BY DEED FROM R. W. LINVILLE AND WIFE, CLARA C. LINVILLE, DATED SEPTEMBER 27, 1966, AND OF RECORD IN BOOK 4062, PAGE 501, AND RE-RECORDED IN BOOK 4801, PAGE 262, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 3600, Page 50, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3765, Page 134, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 158 Jacksonian Drive, Hermitage, TN 37076
(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 20th day of August, 2004.

Kenneth J. Armstrong

Kenneth J. Armstrong

Mildred C. Armstrong

Mildred C. Armstrong

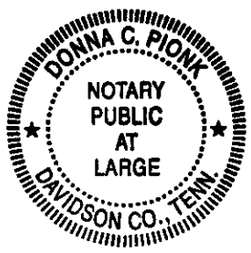
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kenneth J. Armstrong and wife, Mildred C. Armstrong, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2004.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:



MY COMMISSION EXPIRES:
JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076