Davidson County DEEDWARR
Recvd: 08/25/04 08:15 2pgs
Fees:13.00 Taxes:636.03

20040825-0102452

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$171,900.00 Mildred C. Armstrong
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|20th DAY OF August, 2004. Donna C. Pionk
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXPIRES: JAN 26, 2008

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
Kenneth J. & Mildred C. Armstrong 5605 Chestnutwood Trail Hermitage, TN 37076	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	Map 98.06 Parcel 6

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,

Jeremy J. Fultz and wife, Michelle R. Fultz

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

Kenneth J. Armstrong and wife, Mildred C. 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:

BEING LOT NO. 72, ON THE PLAN OF ROXBOROUGH EAST, PHASE II-B, OF RECORD IN PLAT BOOK 7900, PAGE 601, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEREMY J. FULTZ AND WIFE, MICHELLE R. FULTZ BY DEED FROM MICHAEL LEE BERKLEY AND WIFE, PATRICIA J. BERKLEY, DATED MAY 25, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20010531-0056767, 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 7900, Page 601, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 8727, Page 739, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 5605 Chestnutwood Trail, 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.

Jeremy J. Fultz

Michelle R. Fultz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jeremy J. Fultz and wife, Michelle R. Fultz, 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.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

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