RETURN TO:
Mooreland Title Company
7123 Crossroads Blvd.
Suite A
Brentwood, Tennessee 37027

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
7123 Crossroads Boulevard
Suite A
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/20/05 15:02 2 pgs
Fees:13.00 Taxes:459.54

20050420-0044109

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $124,200.00.

Affiant

Subscribed and sworn to before me, This 31st day of March, 2005

Notary Public

My Commission Expires: 7-19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner	Send Tax Bills to:	Map-Parcel
Kevin Armstrong	Guaranty Trust	62-2-0-A-205
2793 Riverbend Drive	P.O. Box 1218	
Nashville, TN 37214	Murfreesboro, TN 37133-1218	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Pam Holmes and husband Don E. Holmes, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kevin Armstrong, unmarried hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 213 on the Plan of River Trace Estates, Phase 1, Section 3, as of record in Plat Book 6250, Page 995, amended in Plat Book 6900, Page 615, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pam Holmes and husband Don E. Holmes by deed from Michael T. Miller, married of record in Instrument No. 20000915-0091770, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. Subject to all matters set forth in Plat of record in Plat Book 6250, Page 995 and amended in Plat Book 6900, Page 615, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 6851, Page 370, amended in Book 6982, Page 747; By-Laws of record in Book 6851, Page 363; Charter of the Homeowners Association of record in Book 6851, Page 363, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2793 Riverbend Drive Nashville, TN 37214

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of March, 2005

Pam Holmes

Don E. Holmes

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, Anna Byrd, a Notary Public in and for the said County and State, personally appeared Pam Holmes and Don E. Holmes, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Thursday, March this 31st day of March, 2005.

Anna F. Byrd
Notary Public

MY COMMISSION EXPIRES: 3-24-07

ANNA F. DOND NOTARY PUBLIC MECKLENBURG COUNTY, NC