Book

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/05 11:03 2 pgs
Fees:13.00 Taxes:151.70

20050916-0111546

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 09/14/05.

Notary Public

MY COMMISSION EXPIRES: 3/20/08

(AFFIX SEAL) NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**

Michael Troy Haley, Atty. (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

| ADDRESS NEW OWNERS(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Elaina Short & Kelvin Short (NAME) | SAME (NAME) | 43-13-0-A |
| 323 Forest Park Rd. Unit 5-10 (STREET ADDRESS/ROUTE NUMBER) | (STREET ADDRESS) | 058.00 CO |
| Madison, TN 37115 (CITY/STATE/ZIP) | (CITY/STATE/ZIP) | |

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, I,

James W. Armstrong

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elaina Short and husband Kelvin Short

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:

**See Attached Legal Description**

**NOTE: The subject property is not the marital residence of the Grantor nor his spouse if any, and as such is not subject to homestead or other marital interest as contemplated by Tennessee law.**

**Subject to the following: Master deed of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, and otherwise of record; easements noted in Book 3436, page 486, said Register's Office, and otherwise of record; all matters noted on plat of record at Book 5200, page 124, said Register's Office, and otherwise of record; charter of record in Book 5383, page 314, said Register's Office; zoning regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way; county taxes were prorated as of date of deed and assumed by Grantees.**

This is unimproved ( )
improved ( X ) property, known as 323 Forest Park Road Unit 5-10 (House Number/Street) Madison (City/Town) TN (State) 37115 (Postal Code)

**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 my hand this 14th day of September, 2005.

James W. Armstrong

JAMES W. ARMSTRONG

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James W. Armstrong** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ____he_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, TN,** this **09/14/05.**

_____Notary Public

MICHAEL T. HALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission Expires: 9/20/2008

Legal Description:

Certain real estate in Davidson County, Tennessee, as follows:

Apartment Unit No. 5-10, of Robin Hood Condominiums created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made the plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to James W. Armstrong, a separated person, by Warranty Deed from Beverly J. Bryant, Trustee, dated February 2, 1982, recorded February 9, 1982, of record in Book 5850, page 595, Register's Office for Davidson County, Tennessee.