This instrument prepared by:
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Davidson County DEEDQC
Recvd: 02/13/06 14:36 2 pgs
Fees:12.00 Taxes:0.00
20060213-0017339

QUIT CLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PAR. NUMBER
JAMES A. ARMSTRONG 904 Montrose Avenue Nashville, Tennessee 37204	Same	118-01 298 22W-12245

KNOW ALL MEN BY THESE PRESENTS:

That SANDRA B. ARMSTRONG, being one and the same as Sandra Denise Armstrong, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 05D-3533, between James Andrew Armstrong (being one and the same as JAMES A. ARMSTRONG), Plaintiff, and Sandra Denise Armstrong, Defendant, does hereby demise, release and forever quitclaim unto the said JAMES A. ARMSTRONG, his heirs, successors and assigns, all of her title, interest and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> BEING Lot No. 94 on the Plan of Montrose Place, as of record in Book 57, Page 93, Register's Office for Wilson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed by Bertha Tatum to James A. Armstrong and wife, Sandra B. Armstrong, by deed of record in Book 6013, Page 91, Register's Office, Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

This improved property known as 904 Montrose Avenue, Nashville, Tennessee, 37204.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of Feb., 2006.

Sandra B. Armstrong
SANDRA B. ARMSTRONG

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named SANDRA B. ARMSTRONG, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 10th day of February, 2006.

NOTARY PUBLIC

SUE KERSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES NOVEMBER 25, 2006

My Commission expires: _____.

STATE OF TENNESSEE)
)
COUNTY OF)

The actual consideration on this transfer is $0.

James A. Armstrong
JAMES A. ARMSTRONG
Affiant

Sworn to and subscribed before me
this 10 day of February, 2006.

Robert A Jordan
NOTARY PUBLIC

ROBERT H. JORDAN II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: May 23, 2007.

This instrument prepared from information provided by parties.