RECORD AND RETURN TO:
Heritage Title Services, LLC
8115 Isabella Lane
Suite 5
Brentwood, Tennessee 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2006.

NOTARY PUBLIC

My commission expires: 11.14.09

DAVID HEYBURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 02/21/06 13:37 2 pgs
Fees:13.00 Taxes:629.00
20060221-0020125

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, 8115 Isabella Lane, Suite 5, Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ECEGO P. ARMSTEAD 2761 Windcrest Trail Antioch, Tennessee 37013	Same as new owner	150-16-0-A-020.00CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY THOUSAND AND NO/100 ($170,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JIMMIE W. RAY and wife, BEVERLY H. RAY,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **ECEGO P. ARMSTEAD, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 30 on the Final Plat of Windhaven Shores, Section One of record in Instrument No. 20030219-0021779, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Jimmy W. Ray and wife, Beverly H. Ray by Warranty Deed from Windhaven Shores, Inc., of record in Instrument No. 20051003-0118208, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plat of record in Instrument No. 20030219-0021779; to any and all restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 2761 Windcrest Trail, Antioch, TN 37013..

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2006 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 27th day of January, 2006.

JIMMIE W. RAY

BEVERLY H. RAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jimmie W. Ray and wife, Beverly H. Ray, 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 and seal, this the 27th day of January, 2006.

Notary Public

My commission expires: 11.14.09

DAVID HEYBURN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY