WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF July, 2006.

Notary Public

CARA MONTEMORTE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires July 28, 2009

G-ARMSTRONG-06-304

Davidson County DEEDWARR
Recvd: 07/12/06 10:27 2 pgs
Fees:13.00 Taxes:222.00

20060712-0083697

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen J. Armstrong	Kathleen J. Armstrong	
304 and 308 Spring Place	8207 Sawyer Brown Rd., D-6	128-16A-64-CO (LOT 64)
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	128-16A-65-CO (LOT 65)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALEX SILVER AND WIFE, ALINA KOZYUTYNSKA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHLEEN J. ARMSTRONG AND HUSBAND, LESLIE J. ARMSTRONG, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 64 AND 65, STILL SPRING HOLLOW SUBDIVISION, PHASE 1, SECTION 3, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 484, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED TO ALEX SILVER AND WIFE, ALINA KOZYUTYNSKA BY WARRANTY DEED FROM GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF TRIANON DEVELOPMENT LTD., A DELAWARE CORPORATION, AND OAKLAND INVESTMENTS LTD., A DELAWARE CORPORATION DATED MARCH 24, 2005 AND RECORDED MARCH 28, 2005 AS INSTRUMENT NUMBER 20050328-0032639 IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 9700, PAGE 484; BOOK 7963, PAGE 400; BOOK 8179, PAGE 464; BOOK 8294, PAGE 40; BOOK 7930, PAGE 909; BOOK 9740, PAGE 971; BOOK 8257, PAGE 634, BOOK 6900, PAGE 991 & 992; INSTRUMENT NO. 20030220-0022601, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved X

This is improved ( ) property, known as 304 and 308 Spring Place, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 7th day of July, 2006.

Alex Silver

Alina Kozyutynska

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alex Silver and Alina Kozyutynska, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 7th day of July, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2009

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903