 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $169,500.00 Affiant Subscribed and sworn to before me, this 27th day of October, 2006. Notary Public Expiration of commission. 9/16/09

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

PREPARED BY & RETURN TO:
COMMERCE UNION TITLE, LLC
5200 MARYLAND WAY STE 110
BRENTWOOD, TN. 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Steven B. Armistead **Gloria A. Armistead**	**New Owner**	**Map\Parcel: 172-8-26**
5902 Kinsdale Drive		Davidson County DEEDWARR Recvd: 11/01/06 10:36 2 pgs Fees:13.00 Taxes:627.15
Nashville, Tennessee 37211		20061101-0135556

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Billie Ann M. Ramsey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven B. Armistead and Gloria A. Armistead, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Forest Acres Estates, Section 1, of record in Book 3700, Page 2, Register's Office for said county.

Said Lot No. 115 fronts 80.0 feet on the easterly side of Kinsdale Drive and extends back 239.0 feet on the northerly margin and 242.74 feet on the southerly margin to a line in the rear, measuring 80.09 feet thereon.

Being the same property conveyed to Wayne D. Ramsey and wife, Billie Ann M. Ramsey by Warranty Deed from Individualized Homes, Inc., dated September 30, 1965, of record in Book 3942, Page 370, Register's Office for Davidson County, Tennessee. Wayne D. Ramsey having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3700, Page 2, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3874, Page 704, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metropolitan Government of record in Book 7573, Page 174, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 5902 Kinsdale Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 27th day of October, 2006.

Billie Ann M. Ramsey

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Billie Ann M. Ramsey, unmarried , the within named sellers, 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, at office, this 27th day of October, 2006.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **06751-CD**
RECORD & RETURN TO:

PREPARED BY & RETURN TO:
COMMERCE UNION TITLE, LLC
5200 MARYLAND WAY STE 110
BRENTWOOD, TN. 37027