Davidson County DEEDWARR
Recvd: 11/14/06 09:18 2 pg
Fees:13.00 Taxes:333.00
20061114-0141025

THIS INSTRUMENT PREPARED BY: **Allen D. Lentz, Esq.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $90,000. Denise Armstrong Affiant Subscribed and sworn to before me, this 10th day of November, 2006. Linda D. Robertson Notary Public My Commission Expires: 7/24/2009

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
James Armstrong Denise Armstrong 337 28th Avenue North Nashville TN 37209	Same	104 11 0J 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged including without limitation the Grantees' unconditional promise to pay a monthly annuity , **JUNE FRANCIS KING**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey, unto **JAMES ARMSTRONG** and wife **DENISE ARMSTRONG**, hereinafter called the Grantees, their heirs and assigns, all the remainder interest after reserving unto herself a life estate so long as she shall live, with the right to occupy and use the above described property as her own during her lifetime in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being a part of the Plan of Peabody Place Condominium Apartments, as of record in Book 6323, page 188, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. 3 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Peabody Place Condominiums.

Being the same property conveyed to June Francis King, unmarried, from Peabody Place, Inc. of record in Book 6361, page 508, said Register's Office.

This conveyance is subject to:

1. The Plan of record in Book 6323, page 188, said Register's Office, shows an owners certificate, certain setback lines and certain easements.

2. Liens for any unpaid assessments and/or special assessments.

3. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of Peabody Place Condominium of record in Book 6323, page 188, and Bylaws of Peabody Place Condominium of record in Book 6323, page 173 said Register's Office.

4. Deed of Trust of record in Book 6361, page 511 said Register's Office.

This is improved property known as Unit #3, 2120 Acklen Avenue, Nashville, Tennessee 37212.

The legal description is the same as in the previous deed of record.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and I covenant with said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

During my lifetime I covenant to pay when due all current property taxes, condominium association fees and property casualty and liability insurance. I will regularly maintain the property in its current condition excepting only ordinary wear and tear..

WITNESS my hand this 10th day of NOVEMBER, 2006.

June Francis King

June Francis King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **June Francis King**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of November, 2006.

Linda H. Robertson

Notary Public

LINDA H. ROBERTSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 1/24/2009

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