RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44866 FILE BOX "7"

Davidson County DEEDWARR
Recvd: 02/14/07 15:59 2 pg
Fees:13.00 Taxes:283.05
20070214-0019061

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry Armstrong	SAME AS NEW OWNER	81-15-181
206 Rose Hill Drive		
Goodlettsville, TN 37072		

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

Alden Kirshner, Sole Heir at Law

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

Harry Armstrong and wife, Patricia Armstrong

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:

Being Lot No. 13 on the plan of J. M., T. J. and G. W. Harding's Subdivision, as of record in Book 21, page 80, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the northerly side of Heiman Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Evelyn Kirshner by deed from Alex Lucas and wife, Marion Brown Lucas, of record in Book 2482, page 27, Register's Office for Davidson County, Tennessee. The said Evelyn Kirshner having since died and leaving as her heirs at law, Gloria Kirshner, her daughter and Alden Kirshner, her son, there being no other children,. The said Gloria Kirshner having since died, unmarried, with no children. Alden Kirshner, therefore, is the sole heir at law.

THIS PROPERY HAS NEVER BEEN THE RESIDENCE OF GRANTOR NOR ANY SPOUSE OF HIS.

Unimproved ( )
This is improved (X) property known as 1824 Heiman Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 1st day of September, 2006

Alden Kirshner, Sole Heir at Law

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Alden Kirshner, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 2006

Notary Public

My Commission Expires: 7/24/2010

