JDB

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/07 14:04 3 pgs
Fees:18.00 Taxes:678.21

20070301-0025482

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 2007

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Sterry (NAME)	Same As New Owner (NAME)	MAP 8
8186 Jackman Road (ADDRESS)	(ADDRESS)	PARCEL 47.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Donald E. Armstrong and Juanita H. Armstrong

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Sterry and wife, Mary K. Sterry

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:

Situated in the 14th, formerly the 24th, District of Davidson County, Tennessee, and described according to a survey made by J. R. Scott, Surveyor, May 9, 1961, as follows:

Beginning in the center of the Nashville and Springfield Pike, the Northwest corner of a ten acre tract conveyed to H. E. Newland; thence South 86° East 91 poles; thence North 3 3/4° East 61.75 poles, the Southeast corner of a tract conveyed to John Newland; thence with the Southern line of John Newland's tract West 121 1/2 poles to the center of the Nashville and Springfield Pike, the Southwest corner of John Newland's 25-acre tract; thence with the center of said Pike, South 24 1/2° East 40.5 poles to the Northwest corner of Forest Grove Church Lot; thence North 63 1/4° East 21 1/3 poles; thence South 26 3/4° East 15 poles; thence South 63 1/4° West 21 1/3 poles to the center of the Nashville and Springfield Pike; thence with the center of the same South 26 3/4° East 4.6 poles to the point of beginning, containing 36.7 acres, more or less, according to the survey mentioned above.

Being part of the same property conveyed to Donald E. Armstrong and Juanita H. Armstrong, by Warranty Deed dated March 30, 1988, from Annie Newland Armstrong, a widow, of record in Book 7505, Page 661, Register's Office for

CONTINUED

unimproved (X)
This is improved ( ) property, known as 36.7 Acres,+/-, Whites Creek Pk, Joelton, TN 37080
(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 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 our hand s this 27th day of February, 2007

Donald E. Armstrong
Juanita H. Armstrong
By: Juanita H. Armstrong
Donald E. Armstrong, Attorney-in-fact

By: Donald E. Armstrong, POA.
her Atty-in-fact

LEGAL DESCRIPTION CONTINUATION

Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Donald E. Armstrong executed this instrument on behalf of Juanita H. Armstrong pursuant to a Durable Power of Attorney of record by Instrument No. 20041209-0146743 in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of February, 2007, the undersigned, a Notary Public in and for said County and State, personally appeared Donald E. Armstrong, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Juanita H. Armstrong as her Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said Juanita H. Armstrong.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 27th day of February, 2007

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 9/22/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald E. Armstrong, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 27th day of February, 2007.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 9/22/07