WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 75,000.00 .

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 30th day of MARCH , 2007.

NOTARY PUBLIC
My Commission Expires: 3-22-2008

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

PLEASE RETURN TO:
Leroy J. Ellis, IV, Attorney at Law
306 Gay Street, Suite 200
Nashville, TN 37201

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#07030002

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Jeremy M. Armstrong, & Laura R. Armstrong 1220 Elliston Street Old Hickory, TN 37138	New Owner	53-03 / 23.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Jeremy M. Armstrong and wife, Laura R. Armstrong, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **SARAH R. BELONGIE**, un-married, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

JEREMY M. ARMSTRONG and wife, **LAURA R. ARMSTRONG**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 105 on the Plan of Village of Old Hickory, Section "C", as of record in Book 1424, page 66, said Register's Office for Davidson County, Tennessee, located on the northwest corner of the intersection of Elliston and Thirteenth Streets, containing 0.07 acres, more or less.

Being the same property conveyed to Sarah R. Belongie, an unmarried person by deed from Kimberly Turner Ridgway and husband Scott Ridgway of record in Book 8908, page 366, said Register's Office, dated March 31, 1993.

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

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. 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. 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.

The herein described property is subject to the following:
2007 Property taxes are to be prorated and assumed by the GRANTEES.
Subject to all matters shown on the Plan of record in Book 1424, page 66, said Register's Office; Utility, Telephone, and Transmission easements of record in Book 576, page 664; Book 626, page 556; Book 662, page 743; and Book 735, page 419, all in the Register's Office for Davidson County Tennessee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property known as: 1220 Elliston Street, Old Hickory, TN. 37138.

Witness our hands this 30 day of MARCH , 2007.

Sarah R. Belongie

Davidson County DEEDWARR
Recvd: 04/09/07 13:24 2 pgs
Fees:13.00 Taxes:277.50

20070409-0041809

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Sarah R. Belongie the bargainor(s), 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 at Old Hickory, Tennessee this 30 day of MARCH, 2007.

NOTARY PUBLIC

My Commission Expires:

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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WARRANTY DEED

From: **Sarah R. Belongie**

To: **Jeremy M. Armstrong**
and wife,
Laura R. Armstrong

Property:

1220 Elliston Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
&
2217 Old Hickory Blvd
Old Hickory, Tennessee 37183
(615) 847-2000

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