Davidson County DEEDWARR
Recvd: 07/17/07 12:59 2 pgs
Fees:13.00 Taxes:703.00

20070717-0085049

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2007

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lewis H. Armstrong, Jr.	Residential Loan Centers of America	Map 135
2609 Ravine Dr.		Group 16-0A
Nashville, TN 37217		Parcel 53

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, we

Lewis H. Armstrong, Sr. and wife, Brenda J. Armstrong

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lewis H. Armstrong, Jr., married

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. 82, on the Plan of Subdivision of Tract 8, 9, and 10 of Nashboro Village, of record in Plat Book 5200, Page 186-189, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lewis H. Armstrong, Sr. and wife, Brenda J. Armstrong by deed from Jeffrey F. Cochran and wife, Theresa Von Mann Cochran, of record in Book 10749, Page 761, dated December 31, 1997, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4827, Page 14; Book 5465, Page 561; Book 5588, Page 429; Book 7751, Page 907; and Book 5425, Page 297, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 186-189, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2609 Ravine Dr., Nashville, TN 37217

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 hands this 13th day of July, 2007.

Lewis H. Armstrong, Sr.

Brenda J. Armstrong

FILE BOX 45

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 Lewis H. Armstrong, Sr. and Brenda J. Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 2007.

My Commission Expires: 11-22-10

Notary Public

