THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Lilly L. Maloy
5605 Chestnutwood Trail
Hermitage, TN 37076
SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 07/23/07 11:28 2 pgs
Fees:13.00 Taxes:795.50
20070723-0087120

WARRANTY DEED

(Map 98.06, Parcel 6.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **MILDRED C. ARMSTRONG, unmarried,** hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **LILLY L. MALOY and husband, HENRY E. MALOY**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Rutherford County, Tennessee, being all of Lot No.72, Roxborough East Subdivision, Phase 2-B, according to plat and survey of same appearing of record in Plat Book 7900, Page 601, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Kenneth J. Armstrong and wife, Mildred C. Armstrong, by Warranty Deed from Jeremy J. Fultz and wife, Michelle R. Fultz, dated August 20, 2004, of record in Instrument No. 20040825-0102452, in the Register's Office of Davidson County, Tennessee. The said Kenneth J. Armstrong died on August 15, 2005, leaving the said Mildred C. Armstrong the owner in fee simple as surviving tenant by the entirety.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 7900, page 601; to restrictive covenants of record in Book 8727, Page 739; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 5605 Chestnutwood Trail, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2007 real property taxes which will be prorated at closing and assumed by the Grantees.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature, on this the 11th day of July, 2007.

Mildred C. Armstrong
MILDRED C. ARMSTRONG

STATE OF TENNESSEE)
COUNTY OF Sumner)

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

Witness my hand and official seal, this the 11th day of July, 2007.

Notary Public

My Commission Expires:_____

(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Sumner)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $215,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of July, 2007.

Notary Public

My commission expires:_____

File No. {{FIRMFILE}}

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010