After Recording
Return To:
ADVANTAGE TITLE & ESCROW
109 KENNER AVENUE
NASHVILLE, TN 37205
615-292-2665
#3025
186

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
William C. Armstrong, et ux
5263 Buena Vista Pike
Nashville, TN 37218

MORTGAGEE

SEND TAX BILLS
GMAC Mortgage, LLC
f/k/a GMAC Mortgage Corporation
P.O. Box 961219
Fort Worth, TX 76161-0219
Attn: Tax Department

MAP-PARCEL:
49-00-0-060.00

Davidson County DEEDWARR
Recvd: 08/30/07 14:07 2 pgs
Fees:13.00 Taxes:499.50
20070830-0104499

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles R. Payne and wife, Catherian L. Payne,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William C. Armstrong and wife, Sharon R. 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:

Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of Buena Vista Pike at the southeast corner of the property conveyed to the Third Baptist Church by deed from David A. Sheatley and wife, of record in Book 2879, page 455, Register's Office for said County, thence with the westerly 404.3 feet; thence North 7 degrees 30 minutes East 100 feet; thence westerly 404.3 feet; thence North 7 degrees 30 minutes West 100 feet to said church's southwest corner; thence with said church's southern boundary line, easterly 395.6 feet to the point of beginning.

Being the same property conveyed to Charles R. Payne and wife, Catherian L. Payne by deed from Lorriane M. Downing and husband, Terrance L. Downing of record in Instrument Number 20041015-0124305, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants, easements, covenants and conditions; a right of way easement of record in Book 7681, page 141; and all other matters as shown on the plan of record in the Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.
Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **5263 Buena Vista Pike Nashville, TN 37218.**

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 20th day of August, 2007.

Charles R. Payne

Catherain L. Payne

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles R. Payne and wife, Catherain L. Payne, 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 this 20th day of August, 2007.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.1.07

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is **$135,000.00**.

AFFIANT

Subscribed and sworn to before me this 20th day of August, 2007.

NOTARY PUBLIC

My Commission Expires: 4/14/09

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY