THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/11/07 11:22 2 pgs
Fees:13.00 Taxes:310.80
20071011-0120944

Address New Owner(s)
Arnetta F Osborne
2233 24th Ave. N.
Nashville, Tennessee 37208

Send Tax Bills To:
Arnetta F. Osborne
2233 24th Ave. N.
Nashville, TN 37208

Map & Parcel Nos.:
081-02-0-010.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **28th day of September, 2007**, by and between **Harry Armstrong and Patricia Armstrong, husband and wife**, party of the first part, and **Arnetta F Osborne**, party of the second part,

WITNESSETH: That for and in consideration of **EIGHTY FOUR THOUSAND AND 00/100 DOLLARS ($84,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being a tract of lot of land in the 8th, formerly the 13th Civil District of Davidson County, Tennessee, being known as Lot No. 6 on the unrecorded map of T.L. Herbert, Jr's Subdivision of certain lots of the land conveyed to him by the City of Nashville by deed of record in Book 2157, Page 349, Register's Office for said County and described according to a copy of a survey thereof by Geo. W. Watkins, surveyor, December 15, 1954, as follows: Beginning at an iron pin on the westerly margin of 24th Avenue North, as shown on said Survey, at the common corner of Lots 5 and 6; thence with the margin of said Avenue, North 2 deg. 30 min. East 50 feet to an iron pin; thence West 160 feet to a stake; thence south 2 deg. 30 min. West 50 feet to an iron pin; thence South 89 deg. 20 min. (erroneously typed as 30 in prior deeds) East 160 feet to the point of beginning.

Being the same property conveyed to Harry Armstrong and Patricia Armstrong, husband and wife from US Bank National Association as Trustee by deed dated May 8, 2007, of record in Instrument No. 20070517-0059113 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Harry Armstrong

Patricia Armstrong

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Harry Armstrong and Patricia Armstrong, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **28th day of September, 2007**.

Notary Public
Printed Name: Libby L. Brager

My commission expires: 3-20-10

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

I, or we, 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, **$84,000.00**, 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 **28th day of September, 2007**.

Notary Public
Printed Name: Libby L. Brager

My commission expires: 3-20-10

LIBBY L. BRAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

PROPERTY ADDRESS:
2233 24th Ave. N.
Nashville, TN 37208
07153-ST