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

NAME AND ADDRESS OF NEW OWNERS:
Lewis Henry Armstrong, Sr.
684 Flintlock Court
Nashville, TN 37217
SEND TAX BILLS TO:
First Horizon Home Loans
1639 Medical Center Parkway, Suite 101
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 03/04/08 11:48 2 pgs
Fees:13.00 Taxes:444.00
20080304-0021570

WARRANTY DEED
(Map 135-16-0-B-140.00)

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, **LEWIS ARMSTRONG, JR., unmarried**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **LEWIS HENRY ARMSTRONG, SR. and wife, BRENDA ARMSTRONG**, 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 in Davidson County, Tennessee, being Unit No. 140 on the Plan of Woodridge at Nashboro Village, Nashboro Village-Tract 11, of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Lewis Armstrong, Jr., unmarried by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders dated August 28, 2003 and filed for record in Instrument No. 20030910-0132076 and re-recorded in Instrument No. 20031121-0169874, of the Register's Office for Davidson County, Tennessee.
>
> 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 Instrument No. 20021120-0143949; to restrictive covenants of record in Book 4827, page 14 and amended in Book 5469, page 840, Book 7751, page 907, Instrument No. 20021104-0134724, Instrument No. 20030610-0080281 and Instrument No. 20020507-0056331; HOA By-Laws of record in Instrument No. 20021106-0136459; easements in Book 1011, page 854, Book 4821, page 105 and Book 482, page 111; 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 684 Flintlock Court, Nashville, TN 37217.

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, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2008 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, his 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 29th day of February, 2008.

LEWIS ARMSTRONG, JR.

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

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

Witness my hand and official seal, this the 29th day of February, 2008.

Notary Public

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: SEPTEMBER 7, 2010

(SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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 $120,000.00, 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 29th day of February, 2008.

Notary Public

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My commission expires: SEPTEMBER 7, 2010

File No. 20080116