Davidson County DEEDWARR
Recvd: 08/14/08 08:42 2 pgs
Fees:13.00 Taxes:222.00
20080814-0083559

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

X _____
Affiant

Sworn to and subscribed before me this 13 day of August, 2008.

_____
NOTARY PUBLIC

My Commission Expires: 5-22-10

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Eli Armstrong	Same	08203024300
1212 Meridian St		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bobby Deal, married**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Eli Armstrong**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, and being Lot No. 163 on the Plan of Benedict Land Company's Subdivision, as of record in Book 332, page 40, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 163 fronts 50 feet on the westerly side of Meridian Street, and runs back between parallel lines, 173 ½ feet, the southerly line running along the northerly margin of Easton Street, to an alley in the rear.
>
> Being the same property conveyed to Bobby Deal by deed from Cheryl Elkins, of record in Instrument No. 20080730-0078220, Register's Office for Davidson County, Tennessee, and by deed from Henry Burns and Henry Burns, Jr., of record in Instrument No. 20080730-0078221, said Register's Office.
>
> **The above-described property is not the place of usual residence of** Bobby Deal, nor was it the place of usual residence of Cheryl Elkins or Henry Burns and Henry Burns, Jr. at the time of their conveyance to Bobby Deal.

This is improved property known as 1100 Meridian Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does

covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this 13th day of August, 2008.

Bobby R. Deal

BOBBY DEAL

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, **Bobby Deal**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13th day of August, 2008.

ROBERTA SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Roberta Spann

NOTARY PUBLIC

My Commission Expires: 5-22-10