BILL GARRETT, Davidson County
Trans:T20090059565 DEEDWARR
Recvd: 08/31/09 13:56 2 pgs
Fees:13.00 Taxes:484.70

20090831-0081646

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $131,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of August, 2009.

Notary Public: Devon J. Sutherland
My Commission Expires: 11/20/12

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Shelby Armstrong and Mac Armstrong 304 Country Court Antioch, TN 37013	New South Federal Savings Bank 210 Automation Way Birmingham, AL 35210	15003007700

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David R. Heiar and wife, Margaret E. Heiar**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shelby Armstrong and husband, Mac Armstrong**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 71 on the Plan of Second Revision, Resubdivision of Lots 70 and 71, The Country, Section Three, of record in Book 6050, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to David R. Heiar and wife, Margaret E. Heiar, by Warranty Deed from John R. Ashford and wife, Terri Lynn Ashford, date June 1, 1990, recorded June 8, 1990, in Book 8126, Page 840, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2009 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 6050, Page 92, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 5281, Page 813, Register's Office for Davidson County, Tennessee.

Water Main easement set forth in the instrument recorded in Book 5337, Page 609, Register's Office for Davidson County, Tennessee.

Sanitary Sewer easement set forth in the instrument recorded in Book 5337, Page 619, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 304 Country Court, Antioch, TN 37013

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 27th day of August, 2009.

David R. Heiar

Margaret E. Heiar

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 **David R. Heiar and Margaret E. Heiar**, 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 27th day of August, 2009.

Commission Expires: 11/20/12

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075