WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2010

Notary Public

MY COMMISSION EXPIRES: 02/20/12

HEATHER M. G. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100042043 DEEDWARR
Recvd: 07/09/10 10:03 2 pgs
Fees:13.00 Taxes:377.40
20100709-0053773

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie Armstrong Shirah	New Owner	053-16-O
(NAME)	(NAME)	(MAP)
125 Ray Avenue		12
(ADDRESS)	(ADDRESS)	(PARCEL)
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Phillip Armstrong, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jamie Armstrong Shirah, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 6, on the Plan of Green Heights, of record in Book 1835, page 112, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Hilda B. Armstrong and Phillip Armstrong, by Quitclaim Deed dated June 26, 2003, from Hilda B. Armstrong, of record in Instrument No. 20030709-0094442, Register's Office for Davidson County, TN. The said Hilda B. Armstrong having since died leaving Phillip Hilton Armstrong a/k/a Phillip Armstrong as her sole beneficiary/devisee under the Last Will and Testament of Hilda Grynell Baker Armstrong a/k/a Hilda B. Armstrong, No. 06P-872, Probate Court for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 125 Ray Avenue, Old Hickory, Tennessee 37138

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 ~~my/our~~ hand(s) this 30th day of June, 2010.

Phillip Armstrong

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Phillip Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the ~~30~~ 29th day of June, 2010.

Notary Public

My Commission Expires:

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2013