SUSAN RENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MMISSION EXPIRES:
OVEMBER 4, 2013

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00
X _____
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF February, 2011.
_____
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-4-2013
(AFFIX SEAL)

SUSAN RENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip H.& Hallie J. Armstrong 100 Legion Drive Old Hickory, TN 37138	New Owner 100 Legion Drive Old Hickory TN, 37138	Map & Parcel 05316010200

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Michael E. Tayes, married and Patricia Tayes Carr, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Phillip H. Armstrong and wife, Hallie J. Armstrong

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being the northeasterly part of Lot No. 7 and the northwesterly part of Lot No. 8 on the unrecorded Plan of Life & Casualty Insurance Company's Subdivision, near Old Hickory, described according to a copy of a survey thereof by W.H. Blanchard, Civil Engineer, March 20, 1946, as follows:

Beginning at a point in the center line of Hopewell Road, which point is 1143.3 feet west of the westerly line of the Tennessee Central Railroad right-of-way, is measured along the center line of Hopewell Road if extended straight to the westerly margin of said right-of-way; thence with the center line of Hopewell Road, westerly 123 feet to a point in the said road opposite a fence line; thence southerly along said fence line 186 feet to a point, being also along the east line of the Baker Land; thence easterly 118.5 feet; thence northerly 186 feet to the point of beginning.

Being the same property conveyed to Haskell D. Tayes and wife, Opal Tayes by Deed from Thurman S. Dowell and wife, Opal Dowell dated September 20, 1955 of record in Book 2453, Page 410, Register's Office for Davidson County, Tennessee. Haskell D. Tayes died February 8, 1989 leaving Opal Tayes as surviving tenant by the entirety. Opal Tayes died February 16, 2009 vesting property in Michael E. Tayes and Patricia Tayes Carr, devisees under the Will of Opal Tayes, Probate Case P-1830, Chancery Court for Cheatham County, Tennessee.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE SPOUSES OF GRANTORS HEREIN.

BILL GARRETT, Davidson County
Trans:T20110012245 DEEDWARR
Recvd: 03/01/11 11:11 2 pgs
Fees:13.00 Taxes:240.50
20110301-0016356

This conveyance is made subject to the following:
1) 2011 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **104 Legion Drive, (fka 317 Legion Dr.) Old Hickory, TN 37**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 our hand(s) this 17th day of February, 2011.

Michael E. Tayes

Patricia Tayes Carr

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Michael E. Tayes, with whom I am personally acquainted, (or who 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, at office, this 16 day of February, 2011.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Patricia Tayes Carr, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of February, 2011.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076