WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130012464 DEEDWARR
Recvd: 02/13/13 15:12 2 pgs
Fees:13.00 Taxes:59.20

20130213-0014884

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $16,000.00.

Subscribed and sworn to before me, this the 11th day of February, 2013.

Notary Public

My Commission Expires: 3-3-14

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Regal Homes Co. 290 Ed Harris Road Ashland City, TN 37015	082-07-0-033.00	New Owner

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Barbara Cox Armstrong ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Regal Homes Co. ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 20, as shown on the map entitled the Plan of Shields, Davis, Sharpe and Horn's Addition, of record in Book 57, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Said Lot No. 20 fronts 50 feet on the westerly side of North Second Street, formerly Harris Street and runs back between parallel lines, 143 feet, more or less to an alley.
>
> Being the same property conveyed to CHARLES M. ARMSTRONG, SR. AND WIFE, BARBARA COX ARMSTRONG, by deed from JAMES R. TUCKER AND WIFE, ANN TUCKER, of record in Book 4757, page 100, dated October 17, 1973, said Register's Office. The said Charles M. Armstrong, Sr. having since died on or about January 5, 2011.

This is improved property, known as 824 N. 2nd Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 11th day of February, 2013.

GRANTOR:

Barbara Cox Armstrong

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, Barbara Cox Armstrong (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this the 11th day of February, 2013.

NOTARY PUBLIC

C. TUCKER HERNDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Dec 6, 2016

My Commission Expires: Dec 6, 2016