THIS INSTRUMENT PREPARED BY
Robert L. Smith, Attorney
1000 Parkway Towers
Nashville, Tn 37219

WARRANTY DEED

BOOK 5850 PAGE 595

FROM: Beverly J. Bryant, Trustee with full power to mortgage, sell, transfer and convey, without the joinder of any beneficiary, or any other person

TO: James W. Armstrong

Address New Owner:	Send Tax Bills to:	Map-Parcel No.
James W. Armstrong 721 Due West, 307 B Madison, Tn 37115	Third National Mortgage Co. Post Office Box 2628 Nashville, Tn 37219	43-13-A(58) 11D65157

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid by James W. Armstrong, the receipt of which is hereby acknowledged, and other good and valuable consideration including the assumption of the balance on a Modified and Consolidated Purchase Money Deed of Trust Note dated 24 February, 1980 of record in Book 5656, page 140, Register's Office of Davidson County, Tennessee, which indebtedness is secured by Deeds of Trust of record in Book 5389, page 247, Book 5389, page 250, said Register's office, Beverly J. Bryant, Trustee with full power to mortgage, sell, transfer, and convey, without the joinder of any beneficiary, or any other person, hereinafter called "Grantor," (whether one or more persons or entities) has this day bargained and sold, and does hereby transfer and convey unto James W. Armstrong, a separated person, the Grantee herein, his successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Apartment Unit No. 5-10, of Robin Hood Condominiums created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made the plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Grantor by Deed from Central Tennessee Investment Company, Inc., of record in Book 5389, page 245, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Grantee does assume the indebtedness secured by Deeds of Trust of record in Book 5389, page 247, and Book 5389, page 250 as consolidated and modified in the Consolidation Mortgage Agreement of record in Book 5656, page 135,

Register's Office for Davidson County, Tennessee.

This is improved property, known as Apartment No. 5-10, Robin Hood Condominiums, 323 Forrest Park Road, Madison, Tennessee 37115.

TO HAVE AND HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee his heirs and assigns, forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1982.

2. All terms and provisions of the Master Deed of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee.

3. All terms and provisions of the Charter of Robin Hood Condominium Association, Inc., of record in Corporation Book Volume 47, page 1566, in the office of the Secretary of the State of Tennessee, and in Book 5383, page 314, Register's Office for Davidson County, Tennessee.

4. Easements and restrictions as shown on the plat of Robin Hood Condominium Apartments of record in Book 5300, page 124, Register's Office for Davidson County, Tennessee.

5. Sanitary sewers/or storm drainage easement of record in Book 3436, page 486, Register's Office for Davidson County, Tennessee.

6. The Deeds of Trust described above assumed by grantee.

Grantor further covenants and binds herself, her successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

Grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound by the foregoing instruments creating Robin Hood Condominium and Robin Hood Condominium Association, Inc. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by Robin Hood Condominium Association, Inc. in connection with Robin Hood Condominium.

IN WITNESS WHEREOF, the parties have executed this instrument on this 2nd day of February, 1982.

James W. Armstrong
JAMES W. ARSMTRONG
"GRANTEE"

Beverly J. Bryant Trustee
BEVERLY J. BRYANT, TRUSTEE
"GRANTOR"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jacqueline Orr Wiggins, a Notary Public in and for said County and State, the within named, James W. Armstrong the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of February, 1982.

My Commission Expires 10/21/84 Notary Public Jacqueline Orr Wiggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jacqueline Orr Wiggins, a Notary Public in and for said County and State, the within named, Beverly J. Bryant the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of February 1982.

My Commission expires 10/21/84 Notary Public Jacqueline Orr Wiggins

State of Tennessee
County of Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 30,494.75 This is equal to or greater than the property would bring at a fair and voluntary sale.

James W. Armstrong

Subscribed and sworn to before me this 2nd day of February, 1982

Jacqueline Orr Wiggins
NOTARY PUBLIC

My Commission Expires: 10/21/84

1953 02/09 08.80- CHECK

RUSH

FEB 9 3 43 PM '82
FELIX Z. HAILEY REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

G 7 9 2 3 9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5850 PAGE 598

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			30494.75-	CO
			79.30	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	88.30-
1953A02/09/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G79239

IDENTIF. REFERENCE

FEB 9 3 43 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 866517