File in Box #4

84-4-46
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

George A. Armstrong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1984

Notary Public

MY COMMISSION EXPIRES: 02/19/88

(AFFIX SEAL)

BOOK 5283 PAGE 424

THIS INSTRUMENT WAS PREPARED BY
Foley and Weiss, Attorneys, Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George A. Armstrong (NAME)	The Lomas & Nettleton Company (NAME)	MAP 80-8
3222 Crowe Drive (STREET ADDRESS OR ROUTE NUMBER)	2001 Bryan Tower (STREET ADDRESS)	PARCEL 51
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75201 (CITY) (STATE) (ZIP)	13DA-68085

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, Jo Ann T. Roberson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George A. Armstrong and Peggie J. Armstrong, his wife

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:

LAND in Davidson County, Tennessee, being Lot No. 246 on the Plan of Bordeaux Gardens, Section 1, of record in Book 3300, Page 91, Register's Office for said County.

SAID Lot No. 246 fronts 57.0 feet on the northeasterly side of Crowe Drive and extends back 122.39 feet on the northwesterly line and 122.46 feet on the southeasterly line to a dead line in the rear, measuring 57.0 feet thereon.

BEING the same property conveyed to Raymond Edward Roberson and wife, Jo Ann T. Roberson, by Deed from Andrew Ewing, Trustee, of record in Book 3571, Page 433, said Register's Office; the Parties having since been divorced and by Decree of the Fourth Circuit Court for Davidson County, Tennessee, of record in Minute Book 74-A, Page 74, Circuit Court Clerk's Office for said County, title to the subject property was divested out of Raymon Edward Roberson and vested in Jo Ann T. Roberson.

THIS conveyance is subject to restrictive covenants of record in Book 3465, Page 403, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

IDENTIF. REFERENCE
MAR 2 1 32 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) property known as 3222 Crowe Drive, Nashville, Tennessee 37218
unimproved ( )
(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 my hand this 30th day of April, 1984

Jo Ann T. Roberson
JO ANN T. ROBERSON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JO ANN T. ROBERSON, unmarried,

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 30th day of April, 1984

Commission expires 02/19/88

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JO ANN T. ROBERSON, unmarried,

TO
GEORGE A. ARMSTRONG and wife,
PEGGIE J. ARMSTRONG

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			30000.00-	CAMT.
			76.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	84.50-
32 13A05/02/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 19389

IDENTIF. REFERENCE

MAY 2 1 32 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32829