Box 2

BOOK 6771 PG 91

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Charles D. Armstrong and wife, Velma Armstrong 1005 Trice Drive Nashville, TN 37209	Dominion Bancshares Mortgage Co. 9900 Main St., Suite 200 Fairfax, Va. 22031	91-6-123 12W-7619

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 6411, Page 725, said Register's Office for Davidson County, Tennessee, to secure to Dominion Bancshares Mortgage Company, the orginial principal amount of $32,150.00 payable as therein specified; I, John R. Toombs, unmarried _____, have bargained and sold, and by these presents do transfer and convey unto the said Charles D. Armstrong and wife, Velma Armstrong, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of West Park Addition, of record in Book 2330, Page 39, Register's Office for said County.

Said Lot No. 38 fronts 51 feet on the northwesterly side of Trice Drive and runs back between line, 90 feet on the northeasterly side and 142 feet on the southwesterly side, to a dead line in the rear measuring 72.9 feet thereon.

Being the same property convyed to John R. Toombs and wife, Shelia C. Toombs having sinced divorced by deed from Rosalie F. Shaers, unmarried of record in Book 6411, Page 722, said Register's Office for Davidson County, Tennessee. The said John R. Toombs and Shelia C. Toombs having sinced divorced in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 85D-1318 and by Quit Claim Deed being filed simultaneously herewith.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: 1005 Trice Drive, Nashville, Tn. 37209

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.

Whenever 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 hands this 27 day of January, 1986.

John R Toombs

John R. Toombs, unmarried

BOOK 6773 PAGE 52

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Toombs, unmarried, the bargainor(s), with whom I am personally acquainted, or 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 and official seal at Nashville, Tennessee, this 27 day of January, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 39,900.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF JANUARY, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

7 1 9 6 3

IDENTIFICATION REFERENCE

JAN 28 9 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6771 PAGE 83

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1 9 6 3

IDENTIFICATION REFERENCE

JAN 28 9 32 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214300