WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David R. Wade and George G. Stromatt	Same	Map 89
(NAME)	(NAME)	Parcels 162 & 163
4348 Beekman		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twenty Thousand and No/100 ($20,000.00) *DOLLARS* cash paid by Buyers, receipt for all of which Seller hereby acknowledges.

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7.5 1 1 1.

IDENTIFICATION REFERENCE

FEB 10 12 30 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

I, Grover C. Armstrong, Jr. *have bargained and sold, and by these presents do transfer and convey unto the said* David R. Wade and George G. Stromatt 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, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 4, 1984, and known as Job No. 84-237 as follows:

TRACT 3. Beginning at an iron pin in the westerly margin of Wilkenson Road at the Southeast corner of this tract and being 575.15' northwardly from the Northern line of the John W. Kincor property of record in Deed Book 5079, page 173, R.O.D.C., TN. as measured along the margin of Wilkenson Road; thence leaving said road S 87° 35' 30" W 953.15' to an iron pin; thence S 02° 27' 17" E 235.00' to an iron pin; thence S 87° 35' 30" W 416.87' to an iron pin; thence S 02° 27' 17" E 40.32' to an iron pin in a fence, the Northern line of the Driver property; thence with the fence, Driver's line, the following calls: S 84° 39' 05" W 113.13' to a point; thence N 32° 40' 45" W 10.71' to a point; thence S 67° 46' 15" W 37.35' to a point; thence N 83° 02' 11" W 27.61' to a point; thence N 59° 29' 10" W 64.09' to a point; thence N 78° 42' 39" W 139.01' to a point; thence N 80° 04' 16" W 148.59' to a point; thence N 72° 04' 37" W 130.90' to an iron pin at a fence corner; thence leaving the Driver land and with a fence N 27° 46' 29" E 387.87' to an iron pin; thence N 87° 41' 56" E 1848.46' to an iron pin in the margin of said Wilkenson Road; thence with the margin of said road the following calls: S 06° 45' 06" W 39.00' to a point; thence S 08° 17' 50"W 123.76' to a point; thence S 08° 21' 37" W 37.31' to the point of beginning, containing 14.03 acres, more or less.

TRACT 3-A. Beginning at a point in the easterly margin of Wilkenson Road, being N 87° 35' 30" E 50.90' from the Southeast corner of Tract 3, described

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of February, 1986

My commission expires 4-20-86

(Affix Seal)

Notary Public

above; thence leaving said road N 87° 35' 30" E 42.05' to a point in the center of Sulphur Branch; thence with the center of Sulphur Branch, the following calls: N 10° 40' 36" E 74.74' to a point; thence N 11° 42' 24" W 82.07' to a point; thence N 11° 45' 36" E 44.18' to a point; thence leaving said branch S 87° 41' 56" W 20.62' to a point in the margin of said road; thence with the road, the following calls: S 06° 45' 06" W 47.64' to a point; thence S 08° 17' 50" W 124.47' to a point; thence S 08° 21' 37" W 27.83' to the point of beginning, containing 0.15 acres, more or less.

BEING part of the same property conveyed to G. C. Armstrong and wife, Marie E. Armstrong, by deed of record in Book 3505, page 9, R.O.D.C., Tennessee, the said G. C. Armstrong and wife, Marie E. Armstrong, having since died and being the same property, title to which was vested in Grover C. Armstrong, Jr. by decree of the Probate Court for Davidson County, Tennessee in the cause of Rosemary A. Felts, et al, vs. Grover C. Armstrong, Jr., Action No. 75865 and filed of record in Book 6526, page 482, Register's Office for Davidson County, Tennessee.

Barbara S. Armstrong, wife of Grover C. Armstrong, Jr., joins in this conveyance for the express purpose of conveying any and all right, title and interest she has in and to the above described two tracts of land by virtue of being married to the said Grover C. Armstrong, Jr.

This is unimproved (X) improved ( ) property, known as Wilkenson Road, Davidson County, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David R. Wade and George G. Stromatt *their heirs and assigns, forever.*

And I *do covenant with the said* David R. Wade and George G. Stromatt *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Grover C. Armstrong, Jr. *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* David R. Wade and George G. Stromatt, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 7th *day of* February, *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Grover C. Armstrong Jr.
GROVER C. ARMSTRONG, JR.

Barbara S. Armstrong
BARBARA S. ARMSTRONG

This instrument prepared by:
Harold E. Collins, Attorney
4800 Charlotte Avenue
Nashville, TN 37209

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 Grover C. Armstrong, Jr. and wife, Barbara S. Armstrong

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of February, 19 86.

Harold E Collins, Notary Public.

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission Expires 4-20-86.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires.

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

RECEIVED OF _____

FOR _____

BOOK 6780 PAGE 360

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
			20[illegible].00- CMIT.	
			52.00 CSTAX	
			.50 PRFEE	
			9.00 MDEED	
			CHECK	61.50-
		3501#02/10/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5 1 1 1:

IDENTIFICATION REFERENCE

FEB 10 12 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 218074