FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Odella M. Armstrong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF September 19 87

Patricia Rudd
Notary Public

MY COMMISSION EXPIRES: 7/9/89

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James D. Armstrong (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 71-15
1308 Pennock Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PARCEL 161
Nashville, TN 37207 (CITY) (STATE) (P O ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	12DA42752

FOR AND 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, Jerry D. Binkley, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Armstrong and wife, Odella M. Armstrong

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

BEING Lot No. 279 and 280, on the Plan of Highland Land Company's Subdivision, of record in Plat Book 421, Page 14, Register Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jerry D. Binkley by deed from Secretary of Housing and Urban Development, of record in Book 7040, Page 141, Registers Office for said County.

6946.9

IDENTIFICATION REFERENCE

SEP 29 9 41 AM '87

REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 1308 Pennock Avenue, Nashville, TN 37207
(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 heir 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 25th day of September 19 87

Jerry D. Binkley

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7365 PAGE 112

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry D. Binkley, unmarried

the bargainor ____, 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 25th day of September, 1989.

Commission expires 9/9/89.

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he/they) as such ____ and ____ being authorized so to do, execute 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 ____.

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public

WARRANTY DEED

FROM

Jerry D. Binkley

TO

James D. Armstrong
Odella M. Armstrong

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

FILE NO.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7365 PAGE 113

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

43000.00- CAMT.
120.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 126.90-
7492A09/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6946.9

IDENTIFICATION REFERENCE

SEP 29 9 41 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21055