BOOK 7446 PAGE 681 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,424.28

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF January, 88

Notary Public

MY COMMISSION EXPIRES 9/9/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Keith A. Lancaster	First Investment Company	MAP 150-10
(NAME)	(NAME)	
108 Stone Bridge Court	4300 East Broad, P. O. Box 749	PARCEL 52
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Columbus, Ohio 43216	02DA69404
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, Terry Lee Armstrong and wife, Gloria Ann Armstrong

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith A. Lancaster, unmarried

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. 243 on the Plan of Towne Village of "The Country", Section 3, of record in Plat Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Terry Lee Armstrong and wife, Gloria Ann Armstrong, by deed from Dawn M. Medley, unmarried, of record in Book 7124, page 408, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5289, Page 687; Book 5635, page 545, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Terry Lee Armstrong and wife, Gloria Ann Armstrong, to Richard A. Northcutt, Trustee, for First Investment Company, dated January 29, 1987, and filed for record in Book 7124, Page 411, Register's Office for said County, with an unpaid principal amount of approximately $68,424.28, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

9655 IDENTIF REFERENCE JAN 11 1 50 PM '88 FELIX Z. WILKERSON REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 108 Stone Bridge Court, Antioch, TN 37013
(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 our hands this 6th day of January, 19 88

Gloria Ann Armstrong

Terry Lee Armstrong

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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 ~~Terry Lee Armstrong and wife, Gloria Ann Armstrong~~

(or proved to me on the basis of satisfactory evidence

the bargainor S, 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 6th day of January, 1988.

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/themselves 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

Terry Lee Armstrong
~~Gloria Ann Armstrong~~

TO

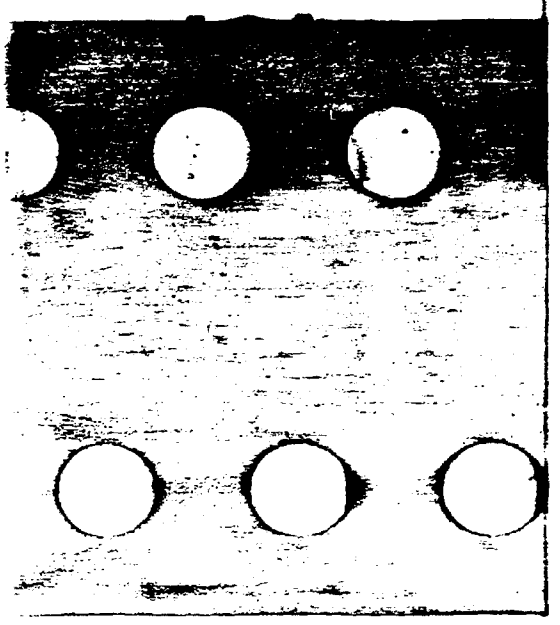
~~Keith A. Lancaster~~

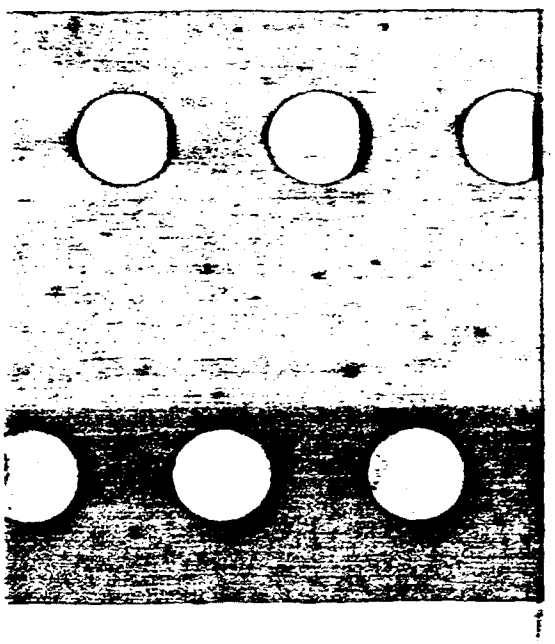
RETURN TO:

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

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

20-922 CHECK TOTO TT/TO 6202





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 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
			CAMT	78424.28
			CON TX	219.52
			PRFEE	0.50
			WDEED	6.00
			TOTAL	226.02
			CHECK	226.02

01/11/89 01 13:52 0001 7079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 6 5 5 5

IDENTIFT REFERENCE

JAN 11 1 50 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52084