THIS DEED OF CONVEYANCE, executed and delivered by ANNIE NEWLAND ARMSTRONG, a widow, hereinafter called the Grantor, to DONALD E. ARMSTRONG and JUANITA H. ARMSTRONG, hereinafter called the Grantees, as tenants in common;

WITNESSETH: THAT, for the consideration of Ten ($10.00) Dollars cash and other valuable consideration, receipt of which is hereby acknowledged, I, the said Grantor have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, certain tracts or parcels of land situate in Davidson County, Tennessee, described as follows, to-wit:

TRACT #1: Situated in the 14th District of Davidson County, Tennessee and lying on the Southwest side of the Springfield and Hopkinsville Turnpike. BEGINNING at a stone[illegible] 04/01 0101 03CHECK 289.- of said road and running thence 5 poles South to a white oak, thence North 87° West 28½ poles to a stake, thence South 2° West 58½ poles to a stake, thence West 16° to a stone; thence North 2° East, 38 poles to a stake, thence 89° West 109 poles to white oak, thence South 1° West 117 poles to a black gum, thence South 88½° East 119½ poles to a stone, dogwood and poplar; thence North 1° East 77½ poles to a stone; thence South 88° East 69½ poles to the Springfield Road; thence with said Road North 7½° West, 27½ poles to a corner; thence West 24 poles to a corner; thence North 48° West 32 poles to the beginning. This transfer included and also excluded a 40 acre tract sold to Wood Baxter, containing 70 acres more or less. See Book 113, Page 184, Register's Office Davidson County, Tennessee.

TRACT #2: Situated in Davidson County, Tennessee. BEGINNING at a stone on the West side of Springfield Road at Southeast corner of Tract No. 1, thence North 88° West 69½ poles to a stake, thence South 1° West 32 poles to a stone in line of said fence, thence North 34½° East 23 poles to a stake, thence North 29¼° East 59 8/100 poles to the beginning containing 4.1 acres more or less. See Deed Book 196, Page 136, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to O. S. Armstrong by W. J. Ochsenbine and wife, Louise Ochsenbine, in a deed appearing of record in Deed Book 554, Page 551, Register's Office for Davidson County, Tennessee. The said O. S. Armstrong died intestate, a citizen and resident of Davidson County, Tennessee, the place of his legal residence, on July 4, 1980. He was survived by his wife, Annie Newland Armstrong.

INCLUDED in the above described tracts of land but specifically EXCLUDED from this conveyance, is the following described tract of land, to-wit:

Land in the 14th District of Davidson County, Tennessee, described as follows: BEGINNING at an iron stake in the south right-of-way line of Tennessee Highway No. 65, U. S. 431, known as the White's Creek Pike, the same being a corner to O. S. Armstrong and about

This deed was prepared by
Robert Michael Crawford
Attorney
Springfield, Tennessee

Send Tax Bills to
Juanita H. Armstrong
7981 Whites Creek Pike
Joelton, TN 37080

Mortgagee - None

Map 8 Parcel 27.00

140 feet East of the Forest Grove School property; thence South 39° West 312 feet to a stake; thence South 49° East 140 feet to a stake, a corner in O. S. Armstrong's line; thence North 39° East 312 feet to a stake in the right-of-way line of said pike, a corner to said Armstrong; thence with said Highway, North 49° West 140 feet to the beginning, containing one acre, according to survey made by J. R. Scott, Surveyor, January 8, 1955.

BEING the same property conveyed to Donald E. Armstrong and wife, June B. Armstrong, by deed from O. S. Armstrong and wife, Annie Armstrong, of record in Book 2345, Page 207, Register's Office for Davidson County, Tennessee. The said Donald E. Armstrong and June B. Armstrong having since been divorced and title vested in Donald E. Armstrong.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns, forever. The Grantor covenants with the Grantees, survivor and assigns: (1) That she is lawfully seized in fee of said premises; (2) That she has a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That she will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

DONE, this the 30th day of March, 1988.

Annie Newland Armstrong
ANNIE NEWLAND ARMSTRONG

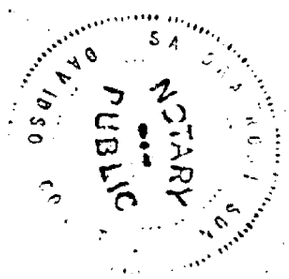
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANNIE NEWLAND ARMSTRONG, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes contained therein.

Witness my hand and seal of office, this 30th day of March, 1988.

Sandra Adamson
NOTARY PUBLIC

My commission expires: 11/12/89



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7505 PAGE 659

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 100,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Donald E. Armstrong
AFFIANT

SUBSCRIBED and SWORN to before me, this 30th day of March, 1988.

Sandra Coleman
REGISTER or NOTARY PUBLIC

My commission expires: 11/12/89

NOTARY PUBLIC DAVIDSON CO. TN.

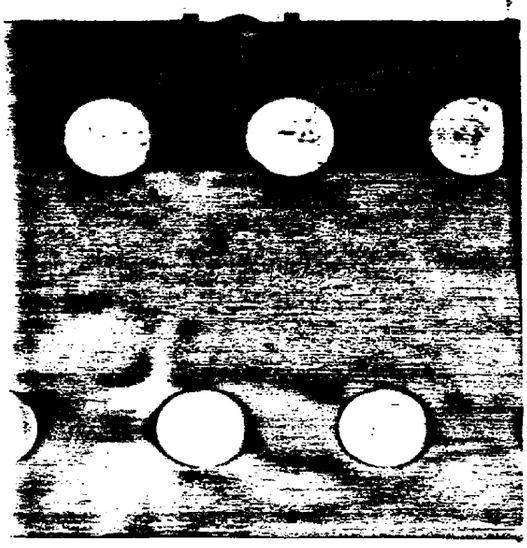
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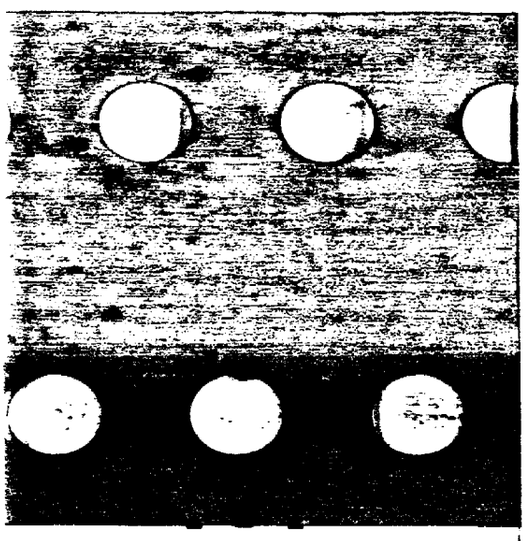
IDENTIFICATION REFERENCE

APR 1 11 58 AM '88

FEE X Z WILSON TITLE REGISTER
DAVIDSON COUNTY, TN

RECEIVED





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7505 PAGE 660

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 100000.00
CON TX 280.00
PRFEE 0.50
WDEED 9.00
TOTAL 289.50
CHECK 289.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/01/88 01 12:02 0001 0188

177 1:8

IDENTIFICATION REFERENCE

APR 1 11 58 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76407