FILE 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF October 19 89

Joyce B. Donohue
Notary Public

MY COMMISSION EXPIRES: 5-20-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Albert Armstrong (NAME)	Empire of American Realty Credit (NAME)	GO 11096
215 Pear Orchard Drive (ADDRESS)	Empire Plaza, 100 Seneca Street (ADDRESS)	18-3-17
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	Buffalo, New York 14203 (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, Philip W. Shields

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Albert Armstrong and wife, Barbara Ann K. 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Connell Hills, as of record in Book 2900, page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 198.3 feet on the northeasterly margin of Pear Orchard Drive and extends back between lines 258.7 feet on the northwesterly line and 246.2 feet on the southeasterly line to a dead line in the rear measuring 178 feet thereon.

Being the same property conveyed to Philip W. Shields by deed from William Lee McHenry and wife, Julie Ann Spalding McHenry, of record in Book 7706, page 80, Register's Office for Davidson County, Tennessee.

*Carole Shields, wife of Philip W. Shields, joins in this deed for the purpose of conveying any and all interest she may have in subject property, marital or otherwise.

7 9 4 2 3
IDENTIF. REFERENCE
May 6 9 16 AM '89
PEGGY W. ... REGISTER DAVIDSON COUNTY TENN.

1266 11/06 0101 03CHECK 293.77

unimproved ( )
This is improved (X) property, known as 215 Pear Orchard Drive, Goodlettsville, Tennessee 37072
(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 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. 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 31st day of October 19 89

Philip W. Shields
Philip W. Shields

Carole Shields
Carole Shields

BOOK 7976 PAGE 817

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 Philip W. Shields and wife, Carole Shields

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 31st day of October 19 89

Commission expires 5-20-92

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

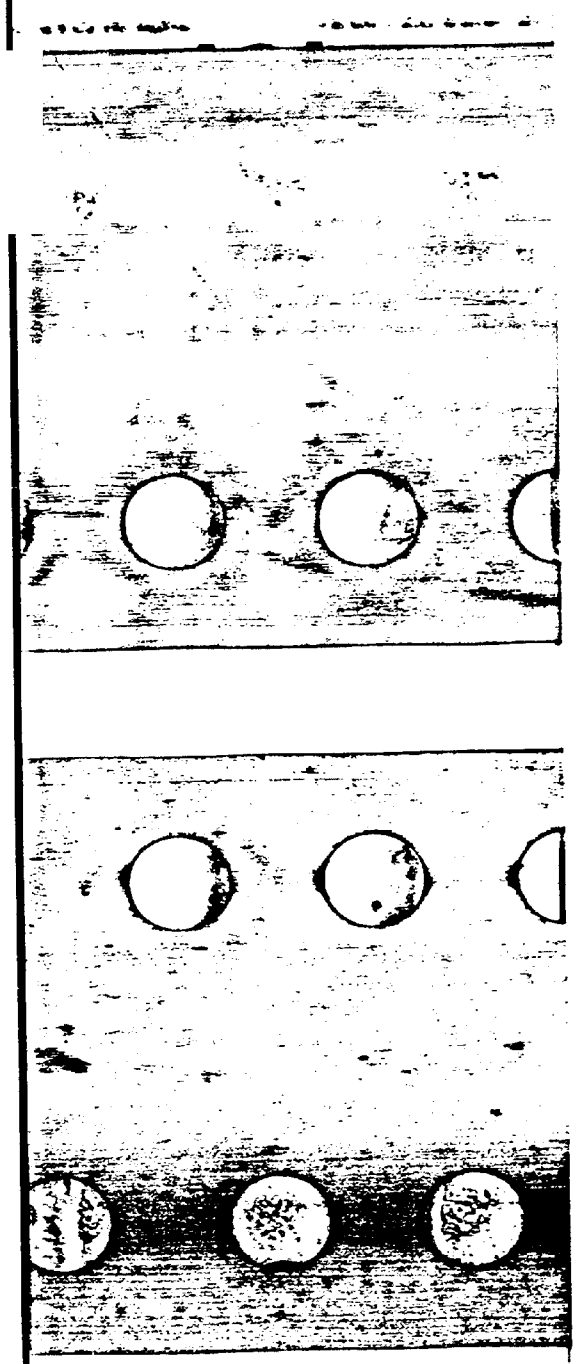
Philip W. Shields

TO

James Albert Armstrong and wife, Barbara Ann K. Armstrong

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7976 PAGE 818

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 86900.00
CON TX 286.77
PRFEE 1.00
MDEED 6.00
TOTAL 293.77
CHECK 293.77

11/06/89 01 09:16 0001 1266

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79423

IDENTIF. REFERENCE

Nov 6 9 16 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 264146