STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 57,793.96

Subscribed and sworn to before me, this the 18 day of April 19 90

Affiant

My commission expires: 7-24, 1991 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 0B14615
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Leroy Armstrong	New Owner
4505 Park Avenue	
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37209	
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO 91-16 44	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Howard R. Birdwell

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Leroy Armstrong and wife, Itaska L. Armstrong

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 406, Block "18" on the Plan of Charlotte Park Co.'s First Addition, of record in Plat Book 57 at page 102 and 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Howard R. Birdwell/by* Quitclaim Deed of record in Book 8076 page 520, Register's office for said County. *individually

This conveyance is subject to taxes for the year 1990 and subsequent years, easements and restrictive covenants of record.

19804

IDENTIF. REFERENCE

APR 18 1 10 PM '90

DAVIDSON COUNTY

2315 04/18 0101 03CHECK 197.74

4505 Park Avenue, Nashville, TN 37209

THIS IS _____ IMPROVED PROPERTY KNOWN AS _____

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 18 day of April 19 90

Howard R. Birdwell

State of Tennessee
County of Williamson

On this 18 day of April, 19 90, before me personally appeared Howard R. Birdwell to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:
7-22-91

Notary Public

State of Tennessee
County of _____

On this 18 day of April 18, , 19 90, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

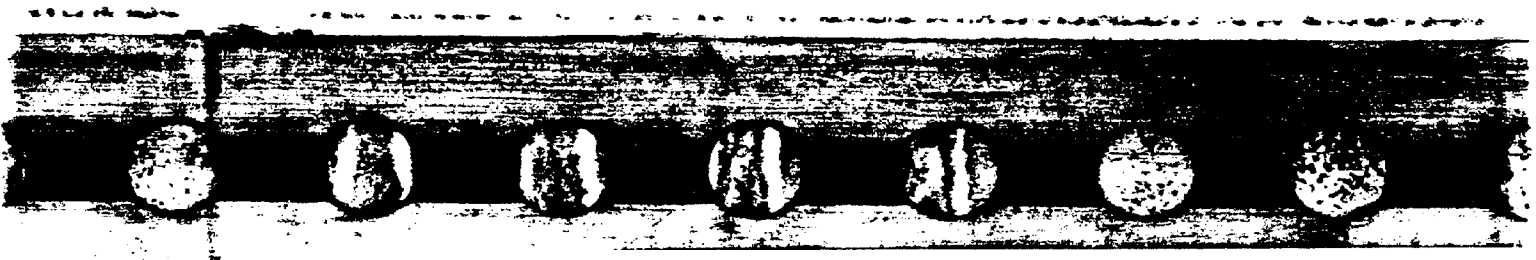
_____

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

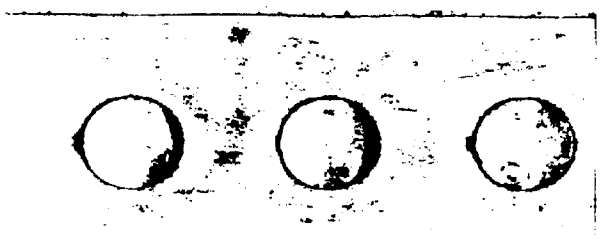


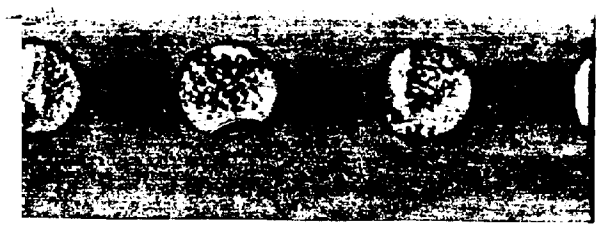
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8090 PAGE 745





CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 57793.96	
			CON TX 190.74	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 197.74	
			CHECK 197.74	
04/18/90	01		13:08 0001 2315	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19804

IDENTIF. REFERENCE

APR 18 1 10 PM '90

DAVIDSON COUNTY TN

No. 311411