FILE BOX 61

FORM NO. WD-1 REV. 10-86

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 19 91

Notary Public

MY COMMISSION EXPIRES: 11-22-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Walt, Dyer & James, Attys., Suite 130, One Burton Hills Blvd., Nashville, Tn. 37215

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Christopher L. Armour (NAME)	Leader Federal Bank for Savings (NAME)	103-3-150
4801 Idaho Avenue (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38103 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Howard F. Butler, Executor of the Estate of Zella Jessie Augustus, and Larry Edwards, Heir and Executor of Estate of Frances H. Owen and Billy Foxall and Linda Foxall, heirs of the Estate of Zella Jessie Augustus HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher L. Armour and wife, Janice K. Stinson

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. 702 of Block 34, in Charlotte Park Company's First Addition, which plan is of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 702 fronts 60 feet on the southerly side of Idaho Avenue, formerly called Fifth Avenue, and extends back in a southerly direction, along the west margin of 48th Avenue North, (formerly 7th Street), 150 feet to an alley, and measures 60 feet on said alley.

Being the same property conveyed to Clifton E. Minton by deed from Mandy Hayes of record in Book 5337, page 70, Register's Office for Davidson County, Tennessee. Clifton E. Minton having since died and by Last Will and Testament devised to Zella Augustus and Frances Owen of record in Will Book 169, page 597, said Register's Office; Frances Owen having since died and by Last Will and Testament devised to Larry Edwards of record in Will Book 170, page 553, said Register's Office; Zella Jessie Augustus having since died and by Last Will and Testament devised to Billy Foxall and Linda Foxall of record in Will Book 172, page 193, Register's Office for Davidson County, Tennessee. Howard F. Butler appointed Executor of the Estate of Zella Jessie Augustus by virtue of Last Will and Testament of record in Will Book 172, page 193, Register's Office for Davidson County, Tennessee.

Sharon Edwards, wife of Larry Edwards, joins in this conveyance for the purpose of conveying any interest she may have in the property, particularly marital rights.

This is unimproved ( ) improved (XX) property, known as 4801 Idaho Avenue (House Number) (Street) Nashville, Tennessee 37209 (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 our hand s this 22nd day of January, 19 91

Larry Edwards — Howard F. Butler, Executor of the Estate of Zella Jessie Augustus

Sharon Edwards — Billy Foxall — Linda Foxall

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard F. Butler and Billy Foxall and Linda Foxall

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 24th day of January, 19 91

Commission expires 11-27-93

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

8335 01/25 0101 03CHECK 221.50

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

My commission expires _____

Notary Public

JAN 25 10 40 AM '91
FELIX Z. DUNSON REGISTER
DAVIDSON COUNTY TN.

IDENTIFICATION REFERENCE

8 8 5 1 7

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF FLORIDA
COUNTY OF Alachua

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Larry Edwards and wife, Sharon Edwards, the bargainors 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 Gainesville, Florida, this 22nd day of January, 1991.

Commission Expires: Notary Public, State of Florida at Large My Commission Expires June 19, 1993

Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 65000.00
				CON TX 214.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 221.50
				CHECK 221.50
01/25/91		01		10:38 0001 8335

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88517.

IDENTIF. REFERENCE

JAN 25 10 40 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 392165