THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $104,500.00.

Robert C. Armstrong
Affiant

Subscribed and sworn to before me this 28th day of June, 1991.

Notary Public

My Commission Expires: 1-22-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

26996

IDENTIFICATION

JUL 1 9 43 AM '91

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
ROBERT C. ARMSTRONG 2811 Blair Boulevard Nashville, Tennessee 37212	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 104-10 PARCEL 236 24W 08535

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FOUR THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($104,500.00), cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **THEODORE E. EASTBURN and wife, KATHRYN C. EASTBURN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROBERT C. ARMSTRONG, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 3 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of record in Book 421, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING the same property conveyed to Theodore E. Eastburn and wife, Kathryn C. Eastburn, by deed from David A. Young and wife, Nancy Young, of record in Book 6574, page 106, Register's Office for Davidson County, Tennessee.

This is improved property known as 2811 Blair Boulevard, Nashville, Tennessee 37212.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of June, 1991.

THEODORE E. EASTBURN

KATHRYN C. EASTBURN

STATE OF COLORADO)
COUNTY OF Eifaso)

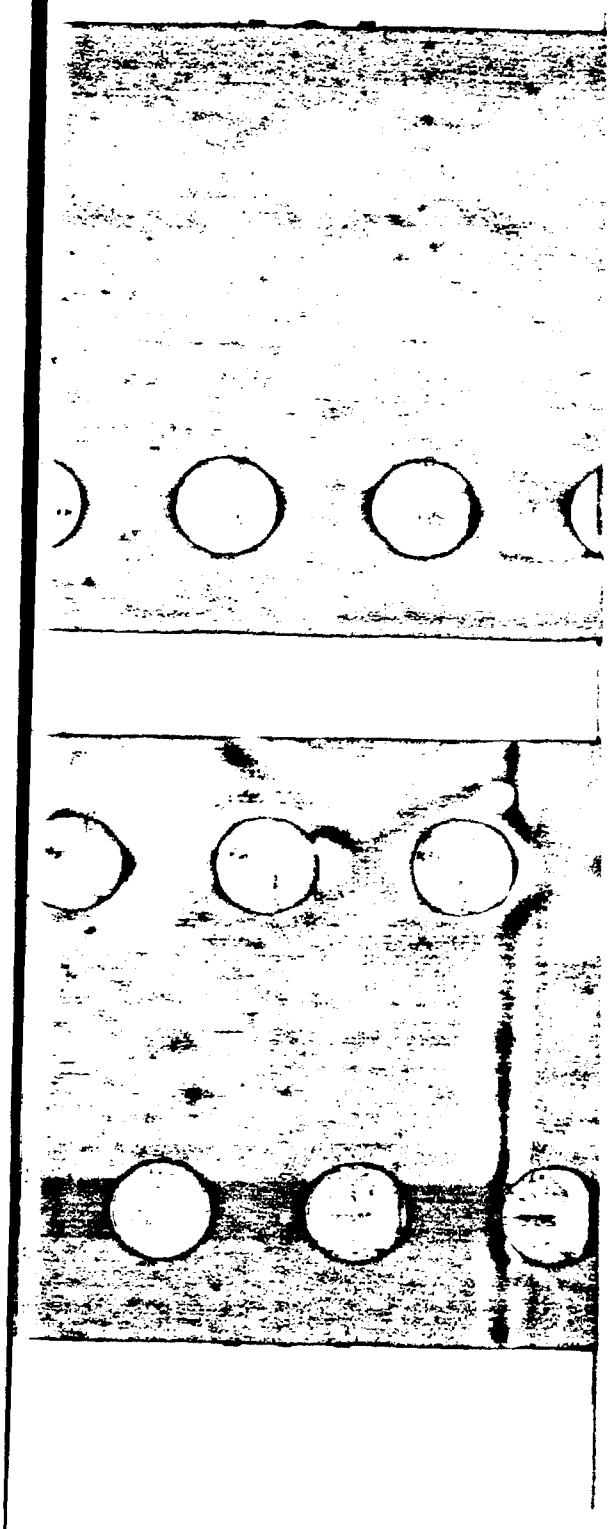
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THEODORE E. EASTBURN and KATHRYN C. EASTBURN, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of June, 1991.

Gloria Layton
Notary Public

My Commission Expires:

7260 07/01 0101 03CHECK 351.85



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8387 PAGE 376

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

MAMT 104500.00
ERR CO
MAMT 104500.00-
CAMT 104500.00
CON TX 344.85
PRFEE 1.00
WDEED 6.00
TOTAL 351.85
CHECK 351.85

07/01/91 01 09:47 0001 7260

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26996

IDENTIFICATION REFERENCE

JUL 1 9 43 AM '91

No. 436333