FILE BOX 61

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,900.00

William Gary Armstrong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 19 91

Notary Public

MY COMMISSION EXPIRES: 11-27-93

(AFFIX SEAL)

BOOK 8389 PAGE 472

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
William Gary Armstrong (NAME)	Leader Federal Bank for Savings (NAME)	102-04-200
504 Mercomatic Drive (STREET ADDRESS OR ROUTE NUMBER)	158 Madison Avenue (STREET ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 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, Jesse E. Fox and wife, Peggy J. Fox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Gary Armstrong and wife, Barbara Jean 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. 769, Charlotte Park Subdivision, Section 22, as of record in Book 3700, pages 67 and 68, Register's Office for Davidson County, Tennessee.

SAID Lot No. 769 fronts 78 feet on the northeasterly side of Mercomatic Drive and runs back 117.8 feet on the northwesterly line and 153.5 feet on the southeasterly line to a broken line in the rear measuring 81.8 feet on the thereon.

BEING the same property conveyed to Jesse E. Fox and wife, Peggy J. Fox by deed from Alvin W. Terrell & Son, Inc., of record in Book 4240, page 993, Register s Office for Davidson County, Tennessee.

27.7.33

IDENTIFICATION

JUL 2 11 12 AM '91

3093 07/02 0101 03CHECK 280.43

This is unimproved ( ) improved (X) property, known as 504 Mercomatic Drive, Nashville, Tennessee 37209
(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 our hand sthis 29th day of June, 19 91

Jesse E. Fox Jesse E. Fox

Peggy J. Fox Peggy J. Fox

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse E Fox and wife Peggy J Fox

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 29th day of June, 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 (his oath / their several oaths) acknowledged (himself / themselves) 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 _____.

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

My commission expires _____

_____
Notary Public

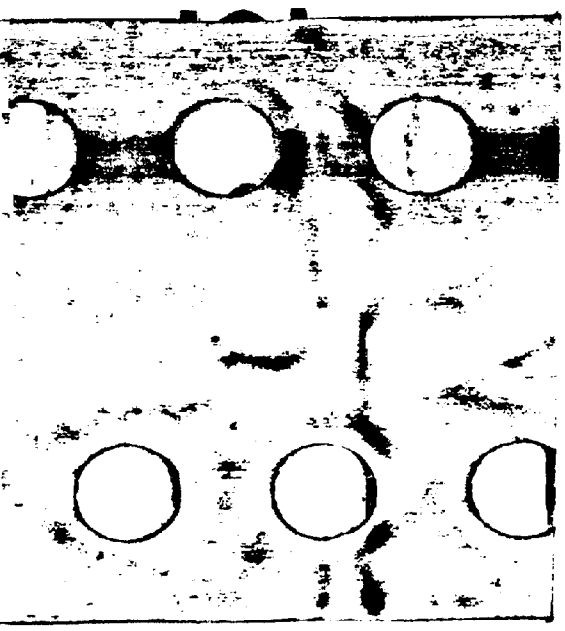
STATE OF TENNESSEE
Davidson County

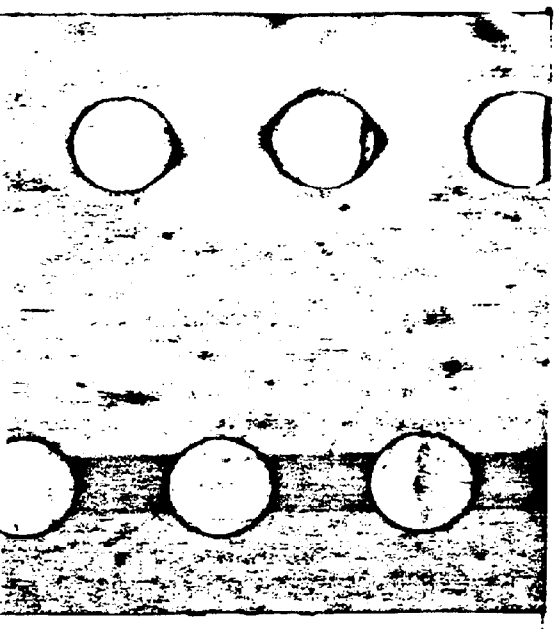
On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them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

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

_____
Notary Public

My commission expires: _____





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 73900.00
CON TX 273.43
PRFEE 1.00
WDEED 6.00
TOTAL 280.43
CHECK 280.43

07/02/91 01 11:13 0001 8083

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 7.7.3.3.

IDENTIFICATION REFERENCE

Jul 2 11 12 AM '91

No. 437147