PREPARED BY WHITE, REGEN & STUART, ATTORNEYS, DICKSON, TENNESSEE

Map-Par. 155-3B-16, 9D79250

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, including their assumption of and agreement to pay the indebtedness evidenced by a certain promissory note of even date herewith executed by the grantor and made payable to Dominion Bank of Middle Tennessee in the principal amount of One Hundred Fifteen Thousand Five Hundred and No/100 Dollars ($115,500.00), together with interest thereon at the rate of ten and one-quarter percent (10.25%) per annum, payable in one hundred and seventy-nine (179) equal consecutive monthly installments in the amount of One Thousand Two Hundred Sixty-Nine and 37/100 Dollars ($1,269.37) each, beginning September 28, 1991, and continuing on the same day of each succeeding month, with all unpaid principal and accrued interest being due and payable at the end of one hundred and eighty (180) months, I, **Barney B. Regen**, have bargained and sold, and by these presents do transfer and convey unto **Donald A. Armstrong** and wife, **Susan W. Armstrong**, their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Donald A. Armstrong and wife, Susan W. Armstrong, their heirs and assigns, forever.

AND I DO COVENANT with the said Donald A. Armstrong and wife, Susan W. Armstrong, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and

the same is unencumbered, except for the lien for unpaid Davidson County real property taxes for the current year, which have been prorated, and a deed of trust dated August 29, 1991, securing the payment to Dominion Bank of Middle Tennessee of a promissory note in the principal amount of $115,500.00, of record in Book 8430 at page 930 in the Register's Office of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Donald A. Armstrong and wife, Susan W. Armstrong, their heirs and assigns, against the lawful claims of all persons whomsoever.

Catharine L. Regen, the spouse of Barney B. Regen, executes this instrument and joins herein for the purpose of subjecting her right, title, and interest in and to said land to the provisions hereof, and for no other purpose or purposes whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this 29TH day of August, 1991.

Barney B. Regen

Catharine L. Regen

ACCEPTANCE

We hereby accept the foregoing conveyance upon and subject to the terms, covenants, and conditions contained therein.

Donald A. Armstrong

Susan W. Armstrong

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Barney B. Regen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 30th day of August, 1991.

Notary Public

My Commission Expires:

12-21, 1992

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Catharine L. Regen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 30th day of August, 1991.

Notary Public

My Commission Expires:

12-21, 1992

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donald

A. Armstrong, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 30th day of August, 1991.

Susan W. Armstrong
Notary Public

My Commission Expires:

12-21, 1992

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Susan W. Armstrong, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 30th day of August, 1991.

Susan W. Armstrong
Notary Public

My Commission Expires:

12-21, 1992

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $115,500, which is equal to or greater than the amount of the property transferred would command at a fair and voluntary sale.

Ronald R. Armstrong
Affiant

Sworn to and subscribed before me this 30th day of August, 1991.

Notary Public

My Commission Expires:

12-21, 1992

SEND TAX BILLS TO:

Donald A. Armstrong
404 East College St, Suite J
Dubuque, Ia 52001

ADDRESS OF NEW OWNER(S):

Same

436507

SEP 3 10 18 AM '91

EXHIBIT A

Description of Property

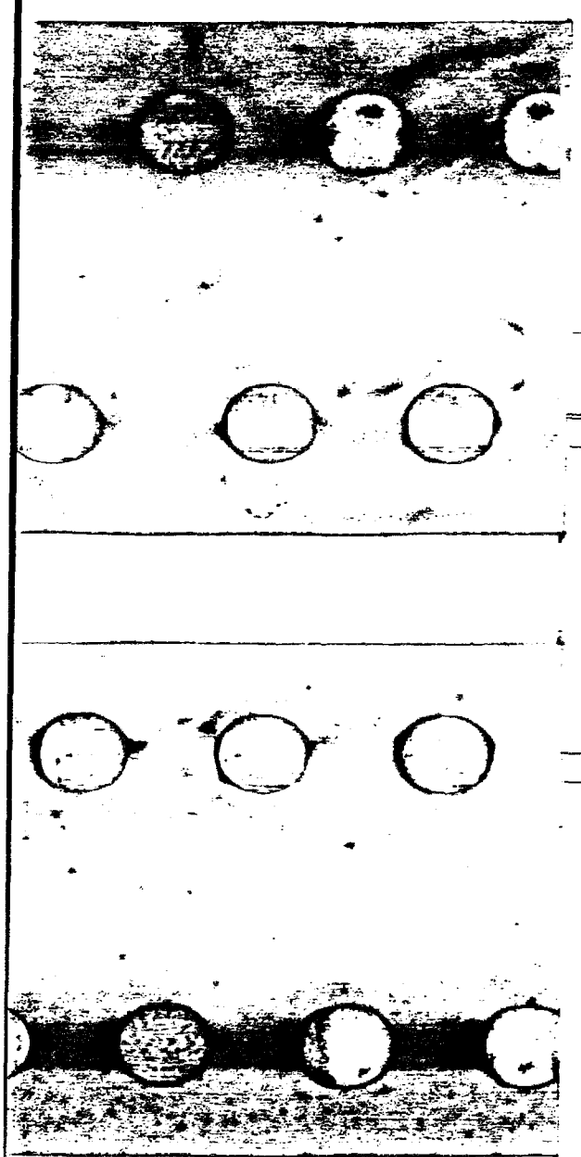
Lying and being in Davidson County, State of Tennessee, and being more particularly described as follows:

> Being Lot No. 16 on the Plan of River Park Estates, of record in Book 6250 at page 658 in the Register's Office of Davidson County, Tennessee, as corrected in Book 6785 at page 427, and as amended in Book 6830 at page 806, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Barney B. Regen by deed from J. M. Clement, Jr., Substitute Trustee, dated August 29, 1991, of record in Book 8430 at page 924 in the Register's Office of Davidson County, Tennessee.

The above described property is subject to all matters shown on the plan (as corrected and amended) of record in the Register's Office of Davidson County, Tennessee; all covenants, conditions, and restrictions of record in Book 6672 at page 600, as amended in Book 7155 at page 844, in the Register's Office of Davidson County, Tennessee; a waterline easement of record in Book 5738 at page 824 in the Register's Office of Davidson County, Tennessee; and a utility easement and road right of way of record in Book 3819 at page 296 in the Register's Office of Davidson County, Tennessee.

7099 09/03 0101 03CHECK 446.35



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

RECEIVED OF _____

FOR _____

BOOK 8433 PAGE 356

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 115500.00
				CON TX 427.35
				PRFEE 1.00
				WDEED 18.00
				TOTAL 446.35
				CHECK 446.35
09/03/91	01			10:21 0001 709

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

436597

RECEIVED FOR REGISTRATION
SEP 3 10 18 AM '91

No. 455393