This Instrument Prepared By:
Lee and Lee Attorneys, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 2920

ADDRESS NEW OWNER:
Peggy M. Taylor
5125 Hunters Point Lane
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Bank & Trust
1691 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
MAP 098-05-0
GROUP 149.00
PARCEL 04D90843

WARRANTY DEED

BOOK 9389 PAGE 511

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles M. Armstrong and wife, Sandra B. Armstrong** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Peggy M. Taylor, single**, 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 situate and lying in Davidson County, Tennessee, more particularly described as follows, to-wit:
>
> Being Lot No. 49-A Zone Lot Division Lot 49, Hunter's Point Subdivision, as of record in Book 6250, Page 218, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Charles M. Armstrong and wife, Sandra B. Armstrong by deed from Henry G. Cisneros, Secretary of HUD dated November 5, 1993, as of record in Deed Book 9147, Page 698, Registers's Office for Davidson County, Tennessee.

This is improved property known as 5125 Hunters Point Lane, Hermitage, TN 37076. Possession is to be given on June 23, 1994.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that 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 **Peggy M. Taylor, single**, their heirs and assigns, forever; and we, **Charles M. Armstrong and wife, Sandra B. Armstrong** 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 shall include the plural, the plural the singular, and the

use of any gender shall be applicable to all genders.

WITNESS our hands this the 23rd day of June, 1994.

Charles M. Armstrong

Charles M. Armstrong

Sandra B. Armstrong

Sandra B. Armstrong

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Charles M. Armstrong and wife, Sandra B. Armstrong** 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at office, Tennessee, this the 23rd day of June, 1994.

John M. Lee
NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 4/24/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 43,460.00.

Peggy M. Taylor
AFFIANT

Subscribed and sworn to before me this 23rd day of June, 1994.

John M. Lee
NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 4/24/95

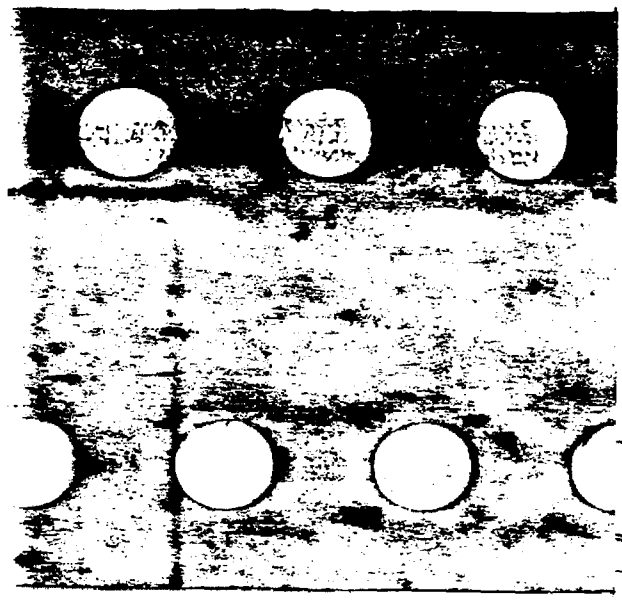
65177
IDENTIF. & REFERENCE

94 JUN 27 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0609 06/27 0101 03CHECK 169.95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

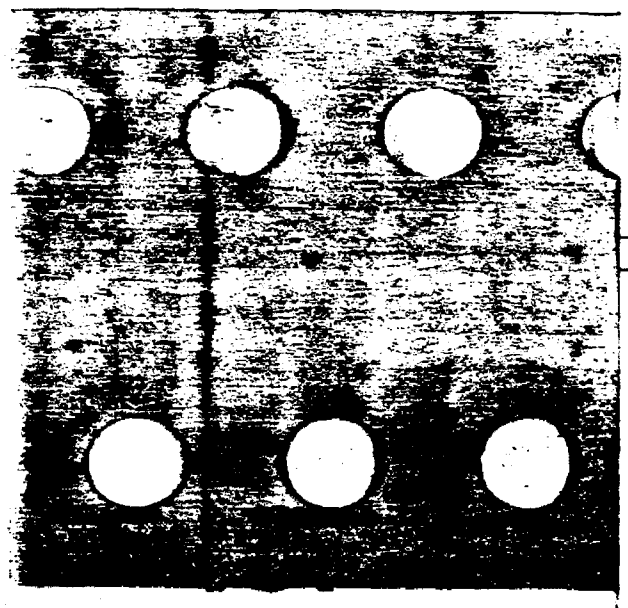
FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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	43460.00
			CON TX	160.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	169.95
			CHECK	169.95

06/27/94 01 14:12 0001 0609



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

651177
IDENTIF. ↑ REFERENCE

94 JUN 27 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY.

No. 807297