BOOK 9557 PG 993

This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

GREG HURLEY
6205 MELBOURNE DRIVE
NASHVILLE, TN 37215

NAME OF MORTGAGEE:

Franklin National Bank
230 Public Square
Franklin, Tennessee 37064

ADDRESS NEW OWNERS:

Greg Hurley
6205 MELBOURNE DRIVE
NASHVILLE, TN 37215

MAP 158-7, GROUP _____, PARCEL 39

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF FOURTEEN THOUSAND FIVE HUNDRED & NO/100 ($14,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, J. Melville Armstrong and wife, Kay W. Armstrong has this day bargained and sold and does hereby transfer and convey unto Greg Hurley and wife, Sheri M. Hurley, his/her/their/its heirs, successors or assigns, the following described property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 34 of Forrest Trails Subdivision, Section 2 of record in Book 4675, page 45, Register's Office of Davidson County, Tennessee.

BEGINNING at the north most boundary line of Lot 34, this being a common point with Lot 35 on said subdivsion plan; thence South 58 deg. 28 min. East with said boundary line of Lot 35 677.5 feet to a point; thence South 17 deg. 5 min. West 43.30 feet to a concrete marker; thence North 72 deg. 55 min. West 80 feet to a concrete marker; thence South 17 deg. 5 min. West 100.00 feet to a concrete marker; thence North 80 deg. 28 min. West along the boundary line of Lot 33 397.5 feet to a point; thence North 40 deg. 54 min. West still along a common boundary line of Lots 33 and 34 260 feet to a point; thence North 26 deg. 43 min. East 229.9 feet to the point of beginning. Said Lot containing 3.57 acres, more or less.

TOGETHER with a 60 foot driveway, public utility and drainage easement from Melbourne Drive on and across Lot 35 which is shown on the plat of record in Book 4675, page 45, Register's Office of Davidson County, Tennessee, however, this easement is subserrivant to the TVA power line easement of record in Book 2276, page 402, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to A & L Partnership, a Tennessee Partnership consisting of Everett Lowe and Melville Armstrong by deed of Robert Neil Hutcheson and wife, Rebecca E. Hutcheson. By Quitclaim deed of record in Book 8075, page 757, Register's Office of Davidson County, Tennessee, A & L Partnership and Everett H. Lowe, individually, conveyed said property to J. Melville Armstrong.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Greg Hurley and wife, Sheri M. Hurley, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said Greg Hurley and wife, Sheri M. Hurley, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. Matters appearing on the Plan of Forrest Trails Subdivision, Section 2, of record in Plat Book 4675, page 45, Register's Office of Davidson County, Tennessee.

2. Terms and Conditions of Private Utility Easement of record in Book 8091, page 917, Register's Office of Davidson County, Tennessee.

3. TVA power line easement of record in Book 2276, page 402, Register's Office of Davidson County, Tennessee, and all provisions recited therein.

4. Easement for the erection of a water tank and water lines and an access road thereto as conveyed to the Nashville Suburban Utility District by instrument of record in Book 3708, page 635, Register's Office of Williamson County, Tennessee.

5. Restrictive covenants contained in instrument of record in Book 4169, page 719, Register's Office of Davidson County, Tennessee, the restrictive covenants in Book 2435, page 237, and amended in Book 2603, page 440, said Register's Office, were made applicable to the subject property.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said Greg Hurley and wife, Sheri M. Hurley, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Kay W. Armstrong, wife of J. Melville Armstrong, herein joins in the provisions of this instrument for the purposes of transferring and quitclaiming unto the grantees, their heirs and assigns, any and all right, title and interest she might have in said property by reason of her marital status, or otherwise

Witness our signatures on this the 28th day of December, 1994.

J. Melville Armstrong

Kay W. Armstrong

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STATE OF TENNESSEE COUNTY OF Hamilton

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Kay W. Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Lookout Mountain, on this the 28th day of December, 1994.

(Seal)

Rita D. Rogers
Notary Public

My Commission Expires: Expires Dec. 21, 1998

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared J. Melville Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 28th day of December, 1994.

(Seal)

Cynthia M. Beard
Notary Public

My Commission Expires: Jan. 25, 1998

7318 12/29 0101 03CHECK 66.65

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $14,500.00.

Sworn to and subscribed before me, on this the 28th day of December, 1994.

(SEAL)

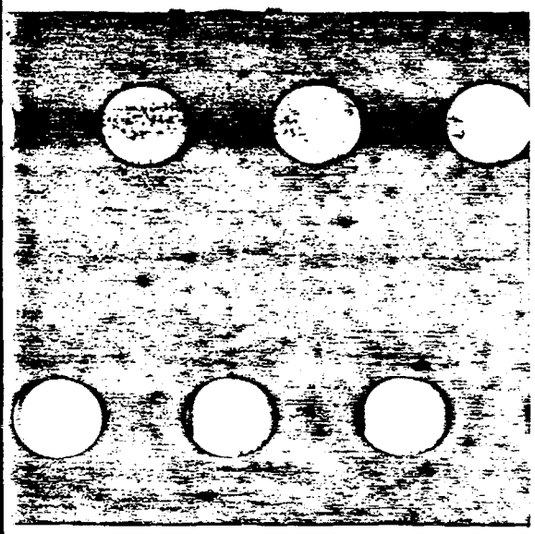
Cynthia M. Beard
, Notary Public

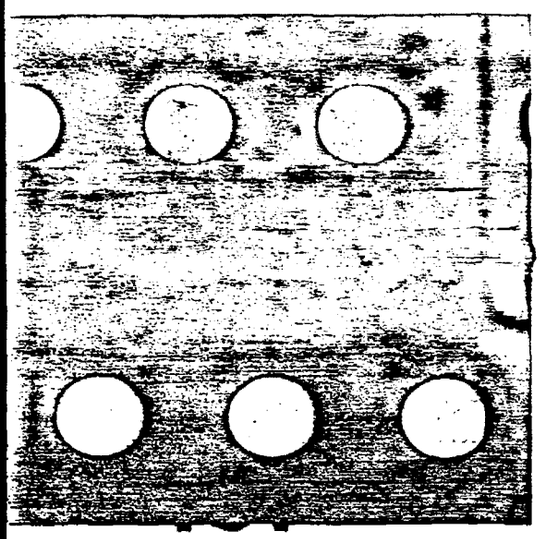
My Commission Expires:
Jan. 25, 1998

21073
IDENTIF. & REFERENCE

94 DEC 29 AM 11:46
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP





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

RECEIVED OF _____

FOR _____

BOOK 9557 PG 996

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 14500.00
CON TX 53.65
PRFEE 1.00
WDEED 12.00
TOTAL 66.65
CHECK 66.65

12/29/94 01 11:45 0001 7318

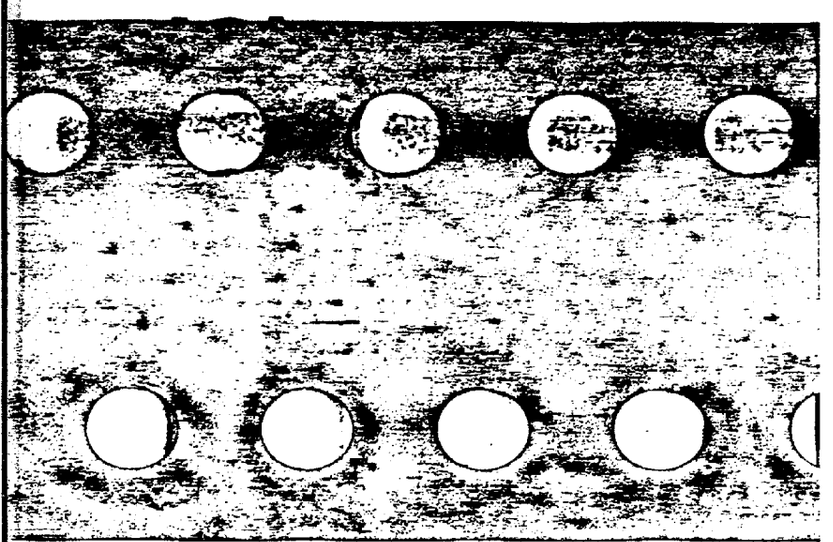
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21073
IDENTIF. # REFERENCE

94 DEC 29 AM 11:46

REGISTER
DAVIDSON COUNTY, TN.

No. 867111



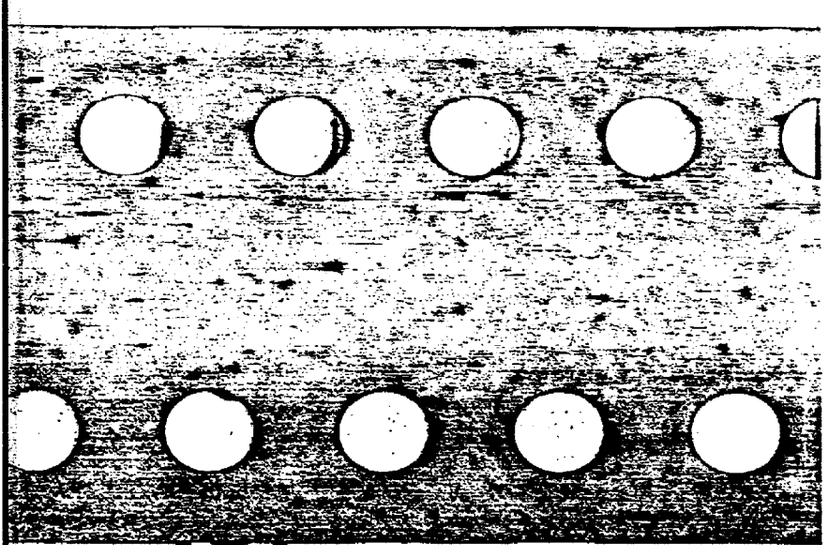
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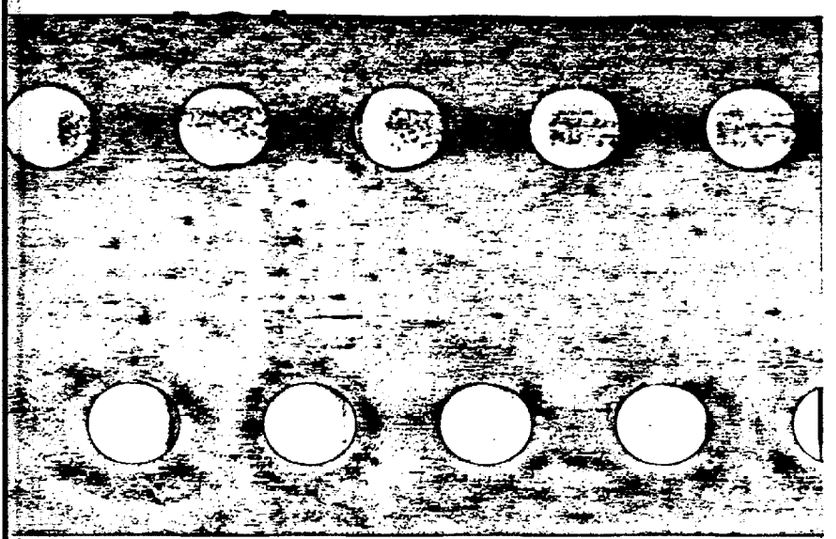
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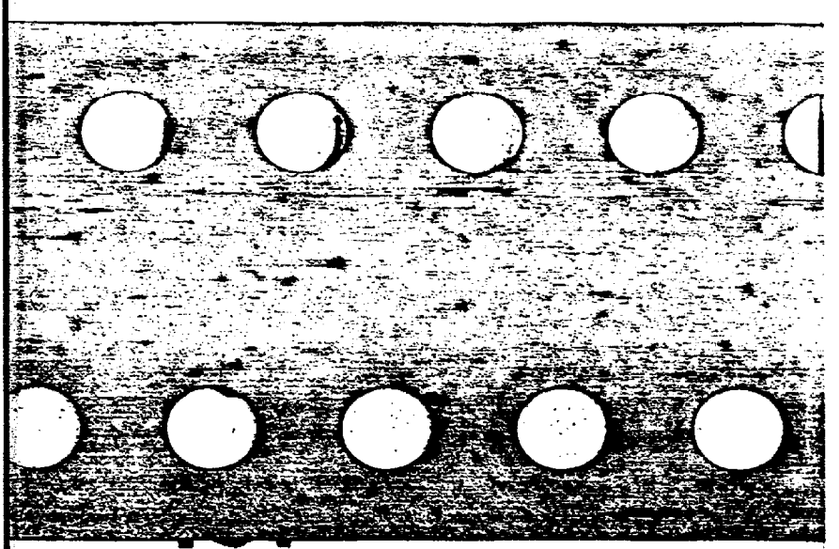
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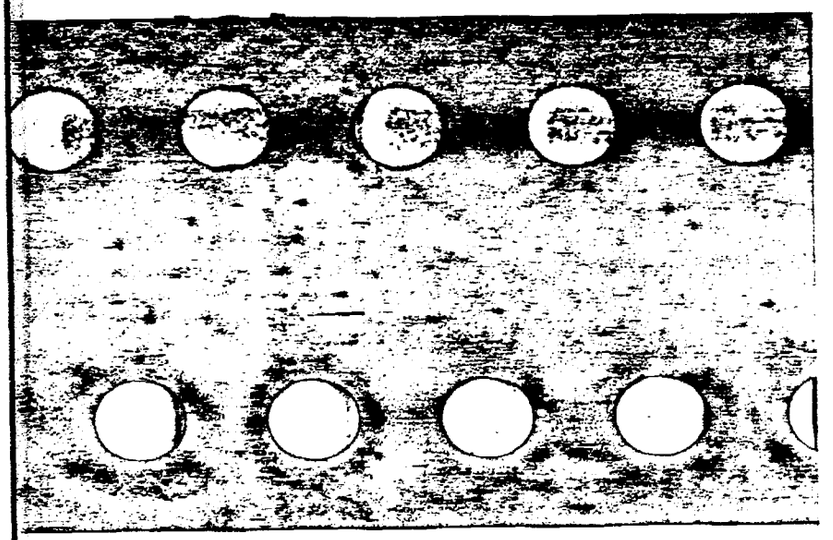
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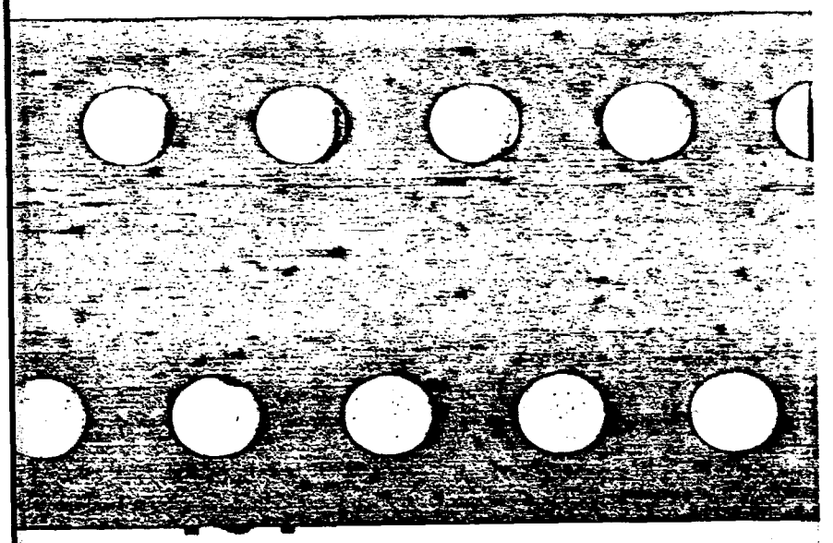
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12-29-94

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