This deed prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37116-0181

BOOK 9638 PG 210

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
William E. Armstreet, Jr.	Same	61
3822 Hutson Avenue		140-1
Nashville, Tennessee 37216		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jennifer J. Neuru, have this day bargained and sold, and do hereby transfer and convey to the said William E. Armstreet, Jr. and wife, Kimberly A. Armstreet, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> BEING Lot No. 240 and North 10 feet of Lot No. 241 of Maplewood Heights Second Subdivision, a plat of which is of record in plat Book 547, pages 103 and 104, Register's Office for Davidson County, to which plat reference is hereby made for further description of said property.
>
> Being the same property conveyed to Jennifer J. Neuru, by deed from Jimmie L. Phillips and wife, Lorraine A. Phillips, of record in Deed Book 8675, page 718, and Book 8750, page 979 Register's Office for Davidson County, Tennessee.

This is improved property known as 3822 Hutson Avenue, Nashville, Tennessee, 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said William E. Armstreet, Jr. and wife, Kimberly A. Armstreet, their heirs and assigns, forever.

And I, Jennifer J. Neuru, do covenant with the said William E. Armstreet, Jr. and wife, Kimberly A. Armstreet, that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except for 1995 taxes which are assumed by grantees.

And I, Jennifer J. Neuru, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said William E. Armstreet, Jr. and wife, Kimberly A. Armstreet, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of March, 1995.

JENNIFER J. NEURU

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 9638 PG 211

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer J. Neuru, the within named 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, at office, this 31st day of March, 1995.

NOTARY PUBLIC

My commission expires:

July 22, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $85,000.00.

AFFIANT

Subscribed and sworn to before me, this 31st day of March, 1995.

NOTARY PUBLIC

My commission expires:
July 22, 1995

48072

IDENTIFICATION

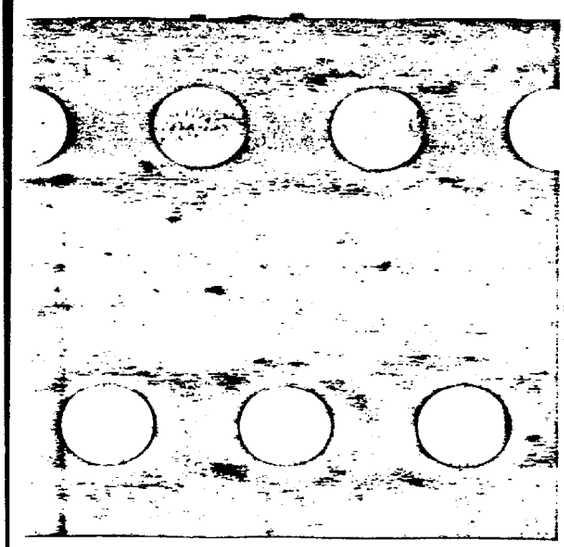
PICK-UP

MAR 95 323.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

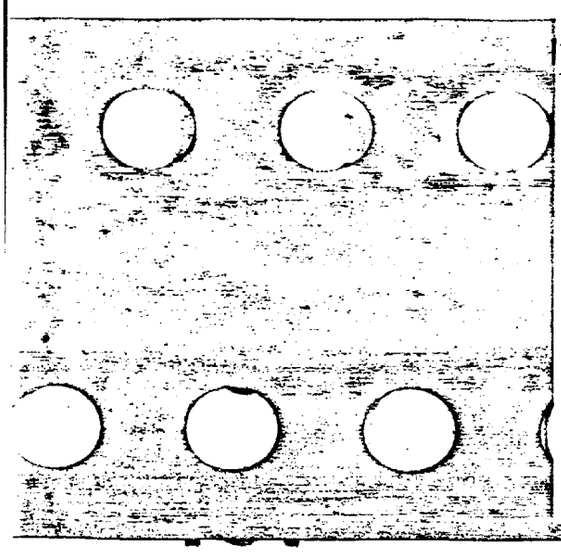
FOR _____ BOOK 9638 PG 212

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 85000.00
CON TX 314.50
PRFEE 1.00
MDEED 8.00
TOTAL 323.50
CHECK 323.50

04/05/75 01 11:14 0001 7918



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48872
IDENTIF. REFERENCE

75 APR -5 AM 11

DAVIDSON

No. 897441