PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36585
Dav. Co. File: Box 8

95 JUN 16 AM 10:18
FELIX A. WILKINS REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
00070636

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marion V. Armstrong Amelia Nutt Armstrong 1705 Kingsbury Drive Nashville, TN 37215	First Farmers and Merchants National Bank 816 South Garden Street Columbia, TN 38401

TAX MAP-PARCEL NUMBERS: 158-12-007 FH 13144

1877 06/16 0101 03CHECK 932-89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy J. Ranval and spouse, Jo F. Ranval,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marion V. Armstrong and spouse, Amelia Nutt Armstrong,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 543 on the plan of Hillsboro Park, Section 13, of record in Book 4175, page 19 and 20, Register's Office for said County.

SAID Lot No. 543 fronts 157.92 feet on the westerly margin of Kingsbury Drive and extends back 437.5 feet on the northerly line and 523.1 feet on the southerly line to a dead line, measuring 230.3 feet thereon.

BEING the same property conveyed to Timothy J. Ranval and spouse, Jo F. Ranval by deed from John Allen Butler, Jr. and spouse, Tonya Marie Butler of record in Book 8955, page 563, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 1705 Kingsbury Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of June, 1995.

Timothy J. Ranval

Timothy J. Ranval

Jo Francis Ranval

Jo F. Ranval

State of Tennessee
County of Davidson

On this 15th day of June, 1995, before me the undersigned authority, personally appeared **Timothy J. Ranval** and **Jo F. Ranval**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

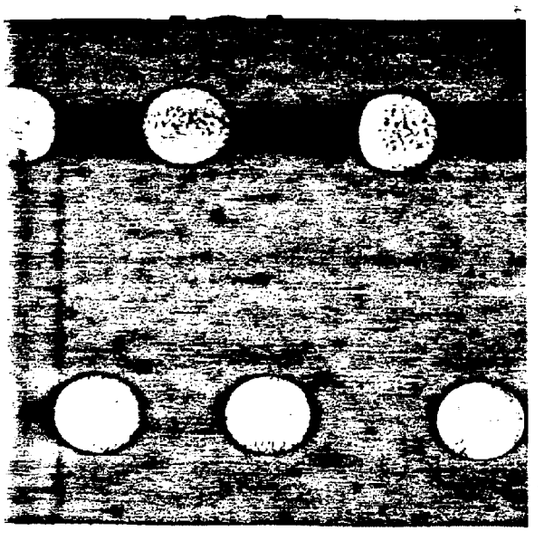
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 249750.00

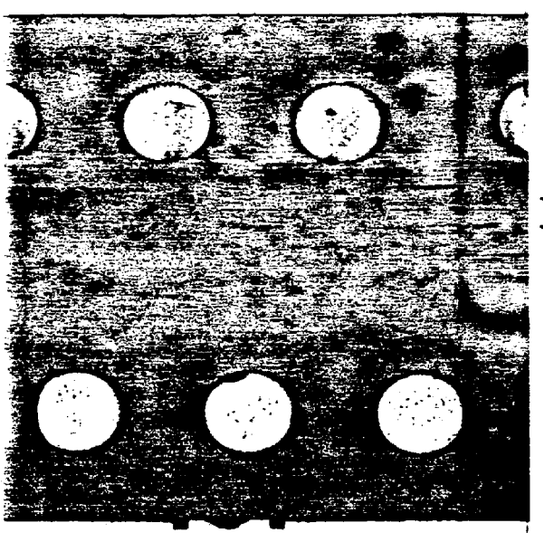
Affiant

Sworn and subscribed before me on the 15th day of June, 1995.

Notary Public

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96





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

RECEIVED OF _____

FOR _____

BOOK 9703 PG 616

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	
				249750.00
			CON TX	923.89
			PRFEE	1.00
			WDEED	8.00
			TOTAL	932.89
			CHECK	932.89
06/16/95	01		10:19 0001	1877

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0070636
IDENTIF. ↑ REFERENCE

95 JUN 16 AM 10: 18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 921105