WARRANTY DEED

BOOK 9832 PG 515

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 19 95

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. MICHELLE FIELDEN (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	103-4-115
4405 WYOMING AVENUE (ADDRESS)	214 OVERLOOK COURT, SUITE 150 (ADDRESS)	25W-03135
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027-1009 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ESTATE OF JOSEPHINE COOK ARMSTRONG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. MICHELLE FIELDEN, AN UNMARRIED WOMAN

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 in Davidson County, Tennessee, being Lot No. 4, Block 2, on the Plan of SYLVAN PARK, of record in Plat Book 332, page 104, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to W. C. Armstrong and wife, Josephine Armstrong, by deed from C. E. Francis and wife, Fannie J. Francis, of record in Book 2803, page 3, Register's Office for Davidson County, Tennessee. The said W. C. Armstrong predeceased Josephine Armstrong. The said Josephine Armstrong, a/k/a Josephine Cook Armstrong, has since died testate; and by Will of record in Will Book 200, page 593, Docket No. 95P1528, Probate Office for Davidson County, Tennessee, appointed Sue Cline Ulery, Executrix and therein authorized and empowered her to convey subject property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated October 4, 1995, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 4405 WYOMING AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of October 19 95

ESTATE OF JOSEPHINE COOK ARMSTRONG

By: Sue Cline Ulery, Executrix

SUE CLINE ULERY, EXECUTRIX

BOOK 9832PG516

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared SUE CLINE ULERY and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the EXECUTRIX and _____ respectively of the ESTATE OF JOSEPHINE COOK ARMSTRONG the within named bargainor, and corporation, and that She as such EXECUTRIX and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said SUE CLINE ULERY as such EXECUTRIX, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 16th day of October 1995.

My commission expires July 26, 1997

I. DYKE TATUM Notary Public

*** CONTINUATION

Nashville, TN 37203

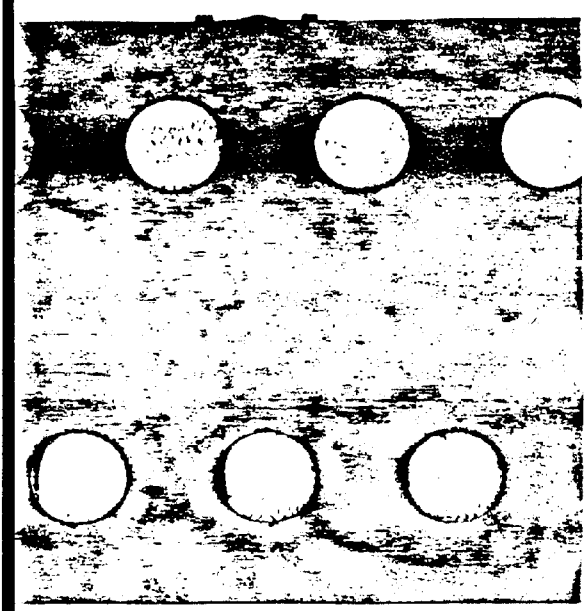
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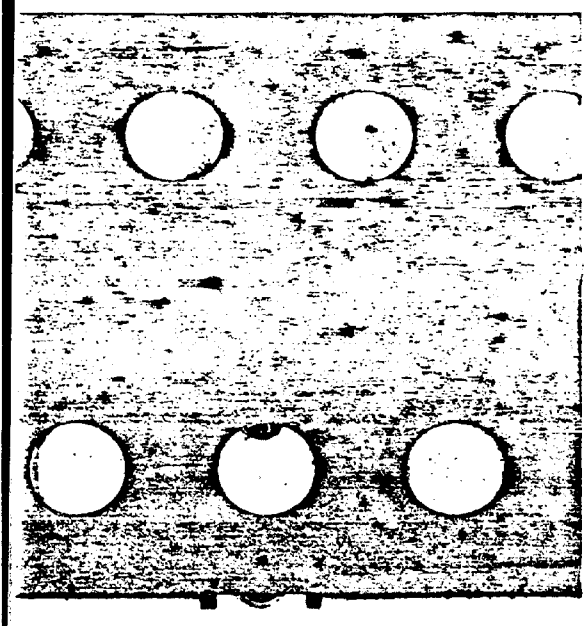
RECORDING REFERENCE

95 OCT 19 AM 11:23

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3753 0479 1101 03CHECK 277.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9832 PG 512

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	72500.00
CON TX	268.25
PRFEE	1.00
WDEED	8.00
TOTAL	277.25
CHECK	277.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/19/95 01 11:32 0001 8558

0113859

IDENTIFICATION REFERENCE

95 OCT 19 AM 11:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 967271