STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500.00

Waymond T. Armes
Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF FEBRUARY, 1996.

Dianne M. Cathey
Notary Public

(AFFIX SEAL)

WARRANTY DEED

BOOK 9947 PG 837

THIS INSTRUMENT PREPARED BY:
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Waymond T. Armes 323 Forrest Park Drive, 1-23 Madison, TN 37115	SAME AS NEW OWNER	42-13A-23

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **MARY JO JOHNSON, f/k/a MARY JO FREEMAN PHIPPS, a single woman,** (the "Grantor") has this day bargained and sold, and do hereby transfer and convey unto the said **WAYMOND T. ARMES,** (the "Grantee"), his successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Apartment Unit Number 1-23 of Robin Hood Condominium created under Title 64, Sections 2701 et seq as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, reference being made to the Said Master Deed, Exhibit "A" for the source of title of the said Grantor, and to Exhibit "A-L" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the Plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Mary Jo Freeman Phipps, now known as Mary Jo Johnson, by deed from John C. Phipps, II, of record in Book 5683, page 478, Register's Office, Davidson County, Tennessee.

This is improved/unimproved property known as 323 Forrest Park Drive, Unit 1-23, Nashville, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

WITNESS my hand this the 12th day of February, 1996.

MARY JO JOHNSON, f/k/a
Mary Jo Freeman Phipps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Mary Jo Johnson, f/k/a Mary Jo Freeman Phipps, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 12th day of February, 1996.

NOTARY PUBLIC

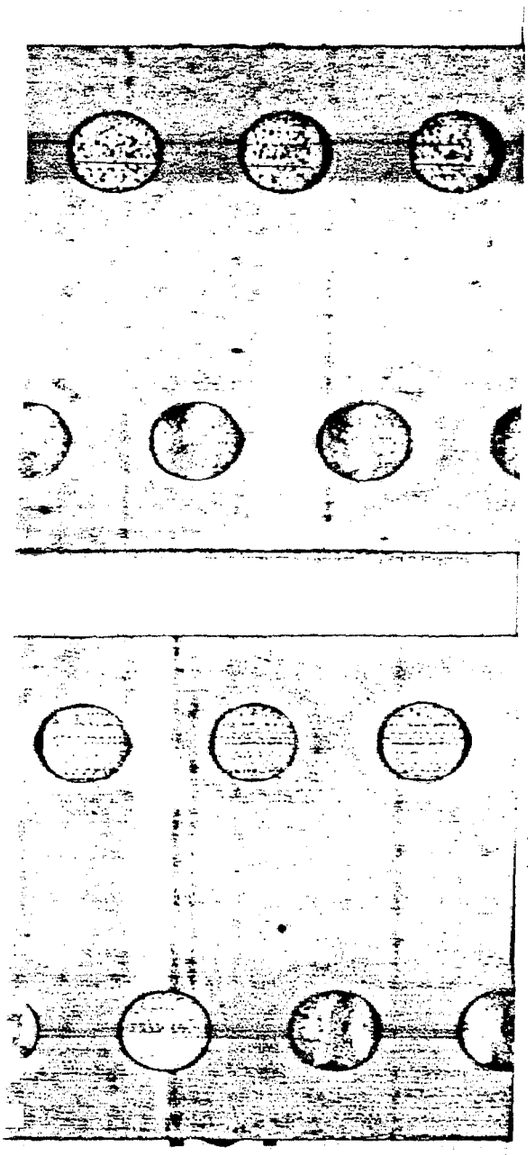
My Commission Expires: 4/21/96

0150323
IDENTIFICATION REFERENCE

96 FEB 14 AM 10:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

7924 02/14 0101 03CHECK 73.75



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

RECEIVED OF _____

FOR _____

BOOK 9947 PG 839

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 17500.00
CON TX 64.75
PRFEE 1.00
WDEED 8.00
TOTAL 73.75
CHECK 73.75

02/14/96 01 10:27 0001 7924

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150323
IDENTIFICATION REFERENCE

96 FEB 14 AM 10:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1006119