Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9972 PG 430

ADDRESS NEW OWNER:
Scotty W. Baxter
1237 Saturn Drive
Nashville, TN 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Amerisource Mortgage Corporation
1101 Kermit Drive, Suite 203
Nashville, TN 37217

MAP AND PARCEL:
MAP 120-1
PARCEL 117
2DA58810

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Donald K. Armstrong and wife, Tracy B. Armstrong, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Scotty W. Baxter, Unmarried , 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:

BEING Lot 173, Plan of Stardust Acres as recorded in Book 1424, Page 92, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Donald K. Armstrong and wife, Tracy B. Armstrong, by deed from Doris Ann Turner, Wayne S. Bryant and Pamela B. Appleton of record in Book 7934, Page 381, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to 10 foot public utility and drainage easement and 40 foot minimum building setback line of record in Book 1424, Page 92, said Register's Office.

This is improved property known as 1237 Saturn Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Scotty W. Baxter, Unmarried, their heirs and assigns, forever; and we, Donald K. Armstrong and wife, Tracy B. Armstrong 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the ~~29th~~ 5th day of ~~February~~ March, 1996.

Donald K. Armstrong

Tracy B. Armstrong

0157914
IDENTIF. & REFERENCE

96 MAR -7 PM 2:09
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9972 PG 431

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Donald K. Armstrong and wife, Tracy B. Armstrong the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the ~~29th~~ 5th day of ~~February~~ March, 1996.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

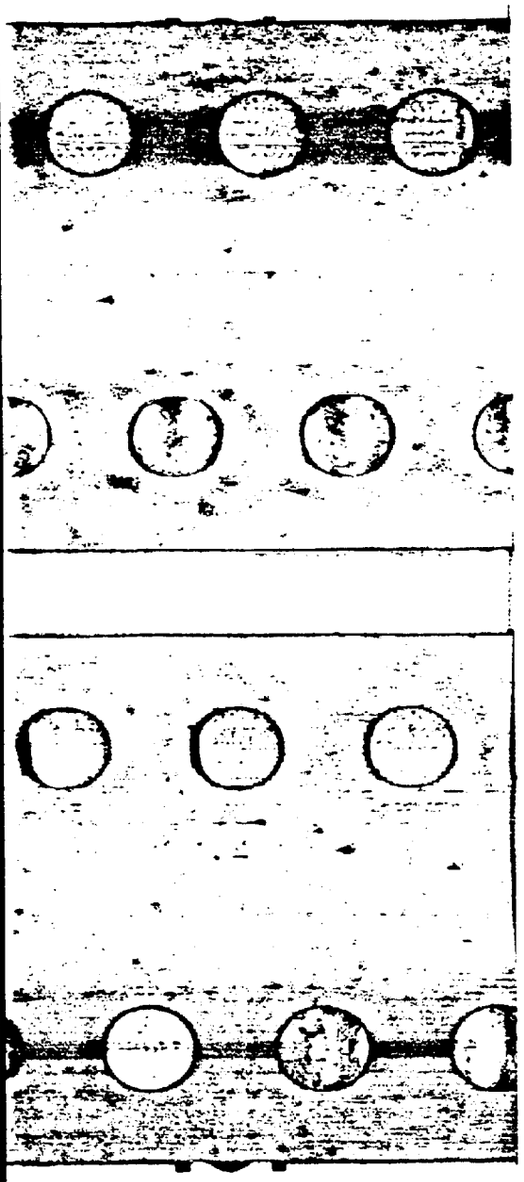
The actual value or consideration, whichever is greater, for this transfer is $ 71,000.00.

AFFIANT

Subscribed and sworn to before me this 5th day of March, 1996.

NOTARY PUBLIC
My Commission Expires: 11/3/96

5026 03/07 0101 03CHECK 271.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9972 PG 432

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 71000.00
CON TX 262.70
PRFEE 1.00
WDEED 8.00
TOTAL 271.70
CHECK 271.70

03/07/96 01 14:10 0001 6026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157914
IDENTIF. & REFERENCE

96 MAR -7 PM 2:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1014134