[redacted]

Box 24

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

BOOK 9988 PG 746

ADDRESS NEW OWNER:
Donald K. Armstrong and Tracy B. Armstrong
3136 Goodwin Drive
Nashville, TN 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Capital Mortgage Corporation
2 Chase Corporate Ctr., Suite 90
Birmingham, AL 35244

MAP AND PARCEL:
MAP 136-9
PARCEL 15
2DX00942

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, Frank B. Osborne, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Donald K. Armstrong and wife, Tracy B. Armstrong , 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 54, Section 20-A, Edge-O-Lake as recorded in Book 5200, Page 183, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Frank B. Osborne by deed of record in Book 9923, Page 142, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to restrictions of record in Book 5496, Page 697, said Register's Office.

This conveyance is subject to public utility and drainage easement and minimum building setback line of record in Book 5200, Page 183, said Register's Office.

This is improved property known as 3136 Goodwin 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 Donald K. Armstrong and wife, Tracy B. Armstrong, their heirs and assigns, forever; and we, Frank B. Osborne, unmarried 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.

0163271
IDENTIF. & REFERENCE

96 MAR 25 AM 9:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

[redacted]

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

BOOK 9988 PG 747

Frank B. Osborne

Frank B. Osborne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frank B. Osborne, unmarried 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 5th day of 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 $ 95,500.00.

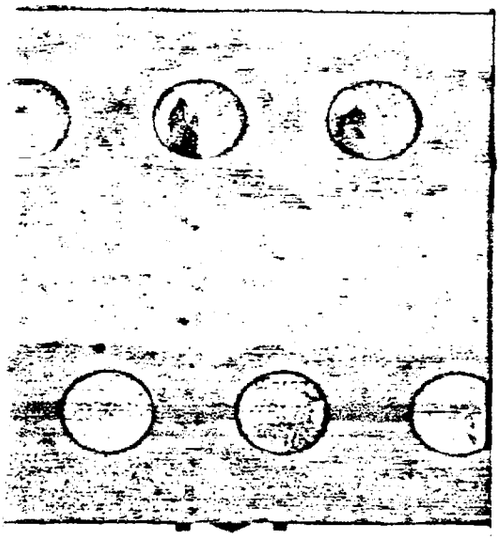
Tracy B. Armstrong
AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 11/3/96

1340 03/25 0101 03CHECK 362.35





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

RECEIVED OF _____

FOR _____

BOOK 9988 PG 748

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 95500.00
CON TX 353.35
PRFEE 1.00
WDEED 8.00
TOTAL 362.35
CHECK 362.35

03/25/96 01 09:53 0001 1840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163271 IDENTIF. ◄ REFERENCE

96 MAR 25 AM 9:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019877