STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Juanita Preston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 1996.

Notary Public

(AFFIX SEAL)

My Commission Expires: 4/21/96

WARRANTY DEED

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.
Juanita F. Preston, etal 323 Forrest Park Drive, 1-23 Madison, Tennessee 37115	SAME AS NEW OWNERS	43-13A-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, **WAYMOND T. ARMES, a single man**, (the "Grantor") has this day bargained and sold, and do hereby transfer and convey unto the said **JUANITA F. PRESTON AND LOIS A. LARSON, as tenants in common with the right of survivorship**, (the "Grantees"), their 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 Waymond T. Armes, by deed from Mary Jo Johnson, f/k/a Mary Jo Freeman Phipps, a single woman, of record in Book 9947, page 837, Register's Office, Davidson County, Tennessee.

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

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their 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 Grantees, their 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.

BOOK 10015 PG 138

WITNESS my hand this the 11th day of April, 1996.

Waymond T. Armes
WAYMOND T. ARMES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Waymond T. Armes, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 11th day of April, 1996.

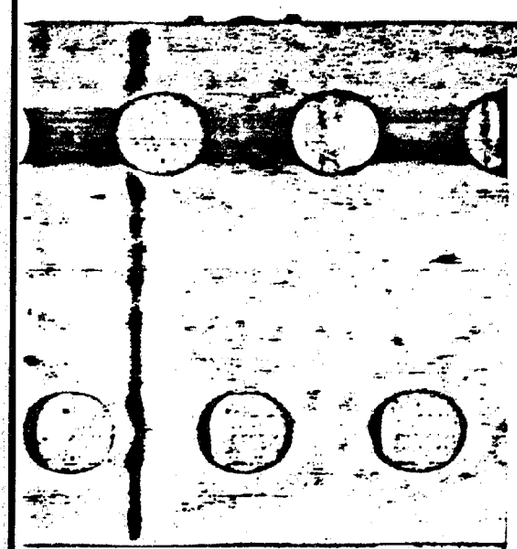
Dianne M. Cathey
NOTARY PUBLIC

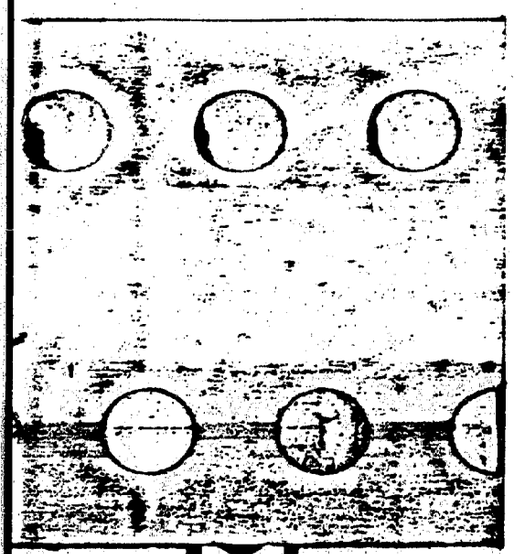
My Commission Expires: 4/21/96

0171167
IDENTIF. ↑ REFERENCE

96 APR 15 AM 10:16
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0310 04/15 0101 03CHECK 112.60





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

RECEIVED OF _____

FOR _____

BOOK 10015 PG 139

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 28000.00
				CON TX 103.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 112.60
				CHECK 112.60
			04/15/96 01	10:17 0001 0310

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0171167
IDENTIF. ↑ REFERENCE

96 APR 15 AM 10: 16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1028268