This Instrument Prepared By:
Miller & Martin
Suite 1225, Suntrust Center
424 Church St.
Nashville, TN 37219

BOOK 10063 PG 321

Name and Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
LUIS ALVA 323 FOREST PARK RD. BLDG 1 UNIT 18 MADISON, TN 37115	LUIS ALVA 323 FOREST PARK RD. BLDG 1 UNIT 18 MADISON, TN 37115	43-13-A-18

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, WAYMOND T. ARMES, a single person, does hereby bargain, sell, transfer and convey unto LUIS ALVA the property described on **Exhibit "A"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto LUIS ALVA, his successors and assigns, forever in fee simple.

WAYMOND T. ARMES covenants that he is lawfully seized and possessed of the real estate; that he has full power and lawful authority to sell and convey the same; that title thereto is free, clear and unencumbered except as provided herein; and that he will forever warrant and defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, WAYMOND T. ARMES has executed this instrument on the 15TH day of MAY, 1996.

Waymond T. Armes
WAYMOND T. ARMES

0185917
IDENTIF. & REFERENCE

96 MAY 29 AM 7:58
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

169373.1

STATE OF TENNESSEE)
COUNTY OF MARSHALL)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared RAYMOND T. ARMES, to me known (or proved to me on the basis of satisfactory evidence) to be the within named bargainor who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 15TH day of MAY, 1996.

Brenda N. Burch
Notary Public
My Commission Expires: 7-21-99

STATE OF TENNESSEE)
COUNTY OF MARSHALL)

I, LUIS ALVA, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this, transfer or value of the property transferred, whichever is greater, is $ 27,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Luis Alva
Affiant-Grantee

Subscribed and sworn to before
me this 15TH day of MAY,
1996.

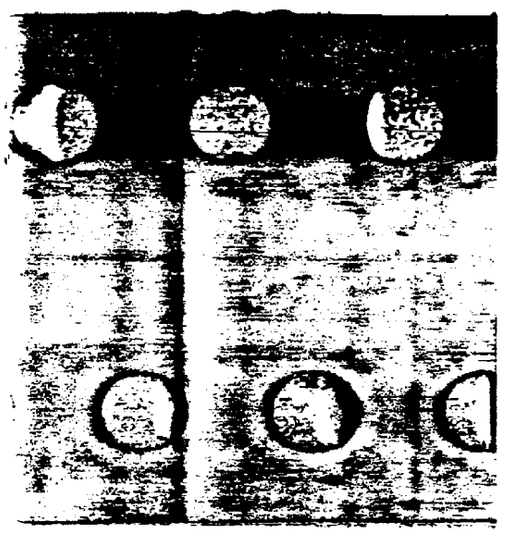
Brenda N. Burch
Notary Public
My Commission Expires: 7-21-99

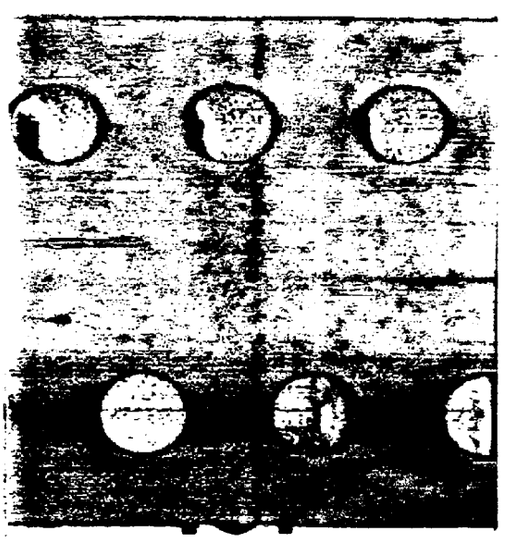
Exhibit A

Land in Davidson County, Tennessee, being UNIT NO. 1-18, on the plan of Robin Hood condominiums, according to the Master deed of record in Book 5388, page 524, in the Register's Office of Davidson County, Tennessee, and mor particularly described in Plat Book 5200, page 124, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. This is improved property, know as 323 Forest Park, Madison, Tn 37115.

Being the same property conveyed to Waymond T. Armes, by Deed of Record in Book 9748, page 682, Register's Office for Davidson County, Tennessee.

5122 05/29 0101 03CHECK 112.90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10063 PG 324

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 27000.00
				CON TX 99.90
				PRFEE 1.00
				WDEED 12.00
				TOTAL 112.90
				CHECK 112.90
			05/29/96 01	08:02 0001 6122

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185917
IDENTIF. & REFERENCE

96 MAY 29 AM 7:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1044036