WARRANTY DEED

BOOK 10377 PG 648

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March 19 97

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALBERT H. ARMSTRONG, JR.	CAPITAL BANK & TRUST COMPANY	54-14-53
(NAME)	(NAME)	
222 KENNETT ROAD	1820 WEST END AVENUE	04D-27861
(ADDRESS)	(ADDRESS)	
OLD HICKORY, TN 37138	NASHVILLE, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICHARD A. MARCH, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALBERT H. ARMSTRONG, JR. AND WIFE, DIANA KAY 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:

LAND in DAVIDSON County, Tennessee, being Lot No. 154, on the Plan of SECTION 7, BRANDYWINE FARMS, of record in Plat Book 4300, page 65, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to RICHARD A. MARCH, by Quitclaim Deed from Gennetta M. Russell, of record in Book 9121, page 795, Register's Office for DAVIDSON County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3816, page 544, said Register's Office, and to the matters set forth in the above referenced plan of record.

SOURCE OF DESCRIPTION: Survey dated January 27, 1997, made by:
HOWARD W. ANDERSON, License No. 527
A & A ENGINEERS, INC.
P. O. Box 40048
504 East Iris Drive
Nashville, TN 37204

97 MAR 12 AM 11:02
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 028 1952

unimproved ( )
This is improved (X) property, known as 222 KENNETT ROAD, OLD HICKORY, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of March 19 97

RICHARD A. MARCH

BOOK 10377 PG 649

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD A. MARCH, UNMARRIED

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, _____ Tennessee, this 10th day of March 19 97

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF

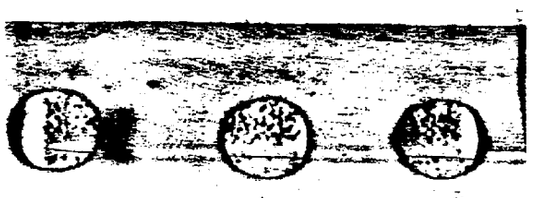
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

5945 03/12 0101 03CHECK 767.50



OFFICIAL RECEIPT

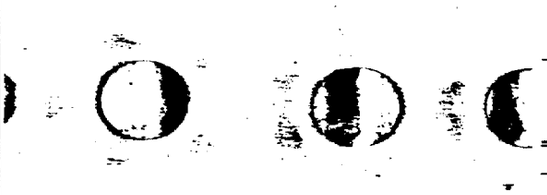
FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10377 PG 650



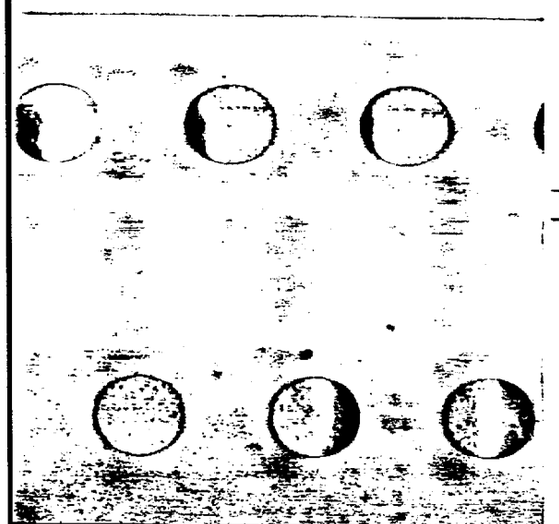
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
205000.00
CON TX 758.50
PRFEE 1.00
WDEED 8.00
TOTAL 767.50
CHECK 767.50

03/12/97 01 11:04 0001 5945

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0281952
IDENTIF. ↑ REFERENCE

97 MAR 12 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1126306