Book 10938 PG. 49

Bk 2

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Jacqueline M. Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May 19 98

Robin S Weakley
Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline M. Robinson (NAME)	Franklin American Mortgage (NAME)	119-13-108.00
2934 Louise Drive (ADDRESS)	214 Overlook Court; Suite 150 (ADDRESS)	06DA-36287
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, James M. Armstrong, Jr. and wife, Denise S. Armstrong and James W. Link and wife, Susan L. Link

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacqueline M. Robinson, 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:

Land in Davidson County, TN, BEING Lot No. 14 on the Plan of H.G. McNabb's Subdivision, of record in Plat Book 1130, page 64, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James M. Armstrong, Jr. and wife, Denise S. Armstrong and James W. Link and wife, Susan L. Link, as tenants in common, by deed from Katherine S. Armstrong, a widow, of record in Book 7448, Page 664, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 1130, page 64; Easement in Book 4241, page 992, all of record in the Register's Office for Davidson County, Tennessee.

The signatures of James W. Link and wife, Susan L. Link is effected by the signature of their Attorney-In-Fact, James Armstrong, pursuant to the Specific Power of Attorney recorded immediately prior to the recording hereof.

unimproved ( )
This is improved (X) property, known as 2934 Louise Drive, Nashville, TN 37211
(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 our hand s this 13th day of May 19 98

James M. Armstrong, Jr.

James W. Link by Jacqueline M. Robinson Attorney-in-fact

Denise S. Armstrong

Susan L. Link by Jacqueline M. Robinson Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Armstrong, Jr. and wife, Denise S. Armstrong

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 13th day of May 1998.

Commission expires

Notary Public

CAROL T. BAKER NOTARY PUBLIC AT LARGE TENN. CHEATHAM COUNTY My Commission Expires October 9, 2000

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared James Armstrong with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for James W. Link and wife, Susan L. Link the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of James W. Link and wife, Susan L. Link the within named bargainor(s) by the said James Armstrong as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 15th day of May, 1998.

NOTARY PUBLIC

My Commission Expires:

CAROL T. BAKER NOTARY PUBLIC AT LARGE TENN. CHEATHAM COUNTY My Commission Expires October 9, 2000

WARRANTY DEED

FROM

James M. Armstrong, Jr. and wife, Denise S. Armstrong and James W. Link and wife, Susan L. Link

TO

Jacqueline M. Robinson

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

98 MAY 19 PM 1:35

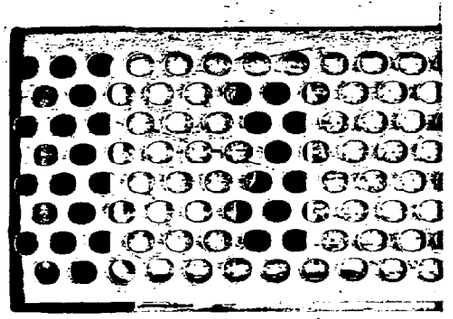
FELICIA E. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04399900

9422 05/19 0101 03CHEEH

279.10



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

RECEIVED OF _____

FOR _____

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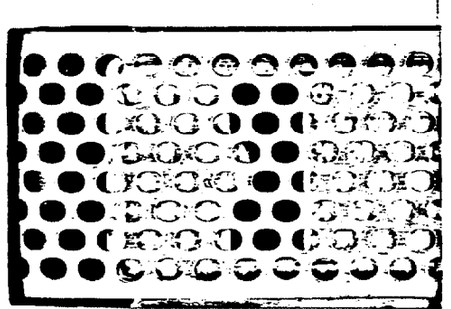
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10
CHECK 279.10

05/19/98 01 13:36 0001 9422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0439900
IDENTIF. & REFERENCE

98 MAY 19 PM 1:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1295407