[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Joseph B. Armstrong	[New Owners	[
[Helen M. Armstrong	[	[Map 155-8-C
[716 Collins Trace Court	]	[Parcel 186
[Nashville, TN 37221	[	[

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Nancy Robin Thompson now known as Robin T. Zinsser, married, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Joseph B. Armstrong and wife, Helen M. Armstrong (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Resbudivision of Lots 185 and 186, Poplar Creek, Phase II, of record in Book 8250, page 66, Register's Office for Davidson County, Tennesee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nancy Robin Thompson by Warranty Deed from Charles J. Rutenberg and wife, Lynn E. Rutenberg of record in Book 10022, page 984, said Register's Office for Davidson County, Tennessee.

Nancy Robin Thompson and Robin T. Zinsser are one and the same person.

John Zinsser, spouse of Robin T. Zinsser joins in this conveyance to convey any interest he may have in subject property, particularly and marital interest.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 716 Collins Trace Court, Nashville, Tennessee 37221.

[STATE OF TENENSSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for [this transfer is $186,000.00.

Affiant

[Subscribed and sworn to before me this [26th day of June, 1998.

Notary Public

[My Commission Expires: 11-24-2001

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of June, 1998.

Nancy Robin Thompson
Nancy Robin Thompson
now known as
Robin T. Zinsser

John W Zinsser
John Zinsser

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 **Nancy Robin Thompson now known as Robin T. Zinsser and husband, John Zinsser**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of June, 1998.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

0457061
IDENTIF. & REFERENCE
98 JUN 30 PM 2:27
FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN.

7782 06/30 0101 03CHECK 697.2(

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10999 PAGE 383

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
186000.00
CON TX 688.20
PRFEE 1.00
WDEED 8.00
TOTAL 697.20
CHECK 697.20

06/30/98 01 14:27 0001 7782

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

045706 I
IDENTIF. ← REFERENCE

98 JUN 30 PM 2:27

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1313572