PREPARED BY WHITE, REGEN & GARTON, PLC, P. O. BOX 190, DICKSON, TN 37056

N-1102

Map 142-5D-20

WARRANTY DEED

BOOK 11745 PAGE 13

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Donald A. Armstrong**, have bargained and sold, and by these presents do transfer and convey unto **Alan D. Oakley** and wife, **Mary Kelley Oakley** (the "Grantees"), their heirs and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their heirs and assigns, forever.

AND I HEREBY COVENANT with the Grantees that I am lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise disclosed in Exhibit B, which is attached hereto and incorporated herein by reference (the "Permitted Exceptions").

AND I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the Property to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Susan W. Armstrong, the spouse of Donald A. Armstrong, executes this instrument and joins herein for the purpose of conveying any and all right, title, and interest she may have in and to the Property.

IN WITNESS WHEREOF, we have hereunto set our hands this 15th day of November, 1999.

99 NOV 16 PM 2:52

Donald A. Armstrong

Susan W. Armstrong

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said state and county, the within named Donald A. Armstrong, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 15th day of November, 1999.

99/11/16 0100 03CHECK 537.00

Ann M. Stroud
Notary Public

My Commission Expires:

Dec 18, 2000

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said state and county, the within named Susan W. Armstrong, 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 Dickson, Tennessee, this 15th day of November, 1999.

Ann M. Stroud
Notary Public

My Commission Expires:

Dec 18 2000

AFFIDAVIT

I, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 140,000.00 , which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of Nov., 1999.

Ann M. Stroud
Notary Public

My Commission Expires:

Dec 18 2000

ADDRESS OF NEW OWNER(S):

707 42nd Ave. North
Nashville TN 37209

SEND TAX BILLS TO:

Same

EXHIBIT A

Description of Property

Land in Davidson County, Tennessee, being Unit No. C-408, together with the Carport designated No. C-408-C, in River Plantation, Section Four, a condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Four, Condominium Apartments, recorded in Book 4860 at pages 17, 18, and 19, of the Register's Office of Davidson County, Tennessee, and described in a Master Deed of record in Book 4892 at page 440, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to J. Douglas Gardner and wife, Rachel H. Gardner, by deed from Haury and Smith Contractors, Inc., of record in Book 4918 at page 324 in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Rachel H. Gardner upon the death of her husband, J. Douglas Gardner, by reason of their tenancy by the entirety. Also being the same property devised to Donald A. Armstrong by the Last Will and Testament of Rachel H. Gardner, of record in Will Book 224 at page 611 in the office of the Davidson County Probate Clerk.

EXHIBIT B

Permitted Exceptions

The real property described in Exhibit A is conveyed free and clear of all liens and encumbrances of every kind, character, and description, except as follows:

1. The matters on the plat of record in Book 4860 at pages 17-19, and in Book 4860 at pages 107-109, in the Register's Office of Davidson County, Tennessee.

2. Easements granted to Harpeth Valley Utility District by instrument of record in Book 3770 at page 6, in the Register's Office of Davidson County, Tennessee.

3. Graveyard with right of ingress and egress thereto, as reserved in the deed of record in Book 174 at page 70 in the Register's Office of Davidson County, Tennessee.

4. Easements granted U.S.A. for TVA transmission line or lines and towers, as shown by instrument of record in Book 2274 at page 547 in the Register's Office of Davidson County, Tennessee.

5. Sewer easements as shown on the plan, of record in Book 4675 at page 127, and in Book 4675 at page 127 in the Register's Office of Davidson County, Tennessee.

6. Temporary 30-foot access easement to Harpeth Valley Utility District, as shown on the plat of record in Book 4675 at page 127, in the Register's Office of Davidson County, Tennessee.

7. The terms, provisions, and restrictions established by and contained in the Master Deed of River Plantation, Section Four, a Horizontal Property Regime, of record in Book 4892 at page 440, and amended in Book 4956 at page 756, and the By-Laws appended thereto, of record in Book 4892 at page 456, in the Register's Office of Davidson County, Tennessee.

8. Easement for gas service line for fuel line easement to Nashville Gas Company, of record in Book 7778 at page 934 in the Register's Office of Davidson County, Tennessee.

9. The lien for any unpaid assessments and/or special assessments.

10. Rights of others in and to the common elements.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11745 PAGE 17

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0667988

REFERENCE

99 NOV 15 PM 2:52

CAMT	140000.00
CON TX	518.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	537.00
CHECK	537.00

11/16/99 01 14:53 0001 1957

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539627