Instr:200005020044087 Page: 1 OF 2
REC'D FOR REC 05/02/2000 3:10:43PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $299.70

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **28th** day of **April, 2000** between **Michael Armstrong and Sandra B. Armstrong,** , GRANTOR, and **Susan C. Kastanteen, unmarried** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 2B on the Zone Lot Division of Lots 2 and 3 on the Plan of Hunters Point Subdivision of record in Plat Book 5200, page 736, amended in Plat Book 6250, page 184, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Armstrong and Sandra B. Armstrong by Cash Deed from Secretary of Housing and Urban Development of record in Book 8134, page 620, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 5200, page 736 and Plat Book 6250, page 184, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 3897, page 925; Book 6207, page 609; Book 3814, page 592; and Book 6279, page 741, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or erstrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Book 6256, page 293, Register's Office for Davidson County, Tennessee.

Improved property known as 5106 Hunters Point Lane, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **28th** day of **April, 2000.**

Michael Armstrong by C Armstrong Attorney in Fact

Michael Armstrong

Sandra B Armstrong

Sandra B. Armstrong

County of Davidson

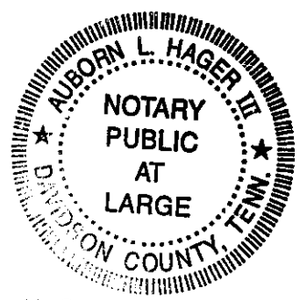
State of Tennessee

On the 28th day of April, 2000, before me personally appeared Charles M. Armstrong, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael P. Armstrong, as his/her attorney in fact and acknowledged that Charles M. Armstrong executed the same as the free act and deed of the said Michael P. Armstrong. Said Power of Attorney being recorded in Book **, page **, Register's Office for said County and State.

* recorded simultaneously herewith

NOTARY PUBLIC

MY COMMISSION EXPIRES:



My Commission Expires
March 29, 2003

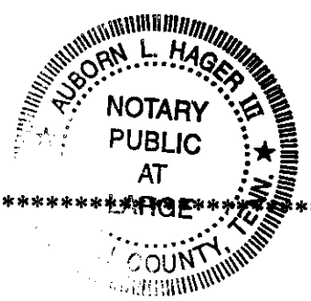
County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Michael Armstrong~~ and Sandra B. Armstrong, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 28th day of April, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:



My Commission Expires
March 29, 2003

****

County of Davidson

State of Tennessee

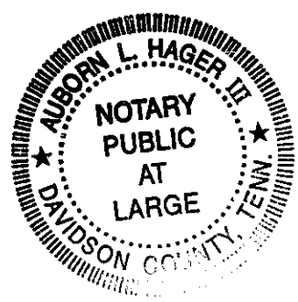
The actual consideration or value, whichever is greater, for this transfer is $81000

Affiant

Subscribed and sworn before me this 28th day of April, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:



My Commission Expires
March 29, 2003

****

Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Susan C. Kastanteen
5106 Hunters Point Lane
Hermitage, Tennessee 37076

Send Tax Bills to:
New South Federal Savings Bank
210 Automation Way
Birmingham, AL 35210

Map & Parcel Number:

Map 98-5 Parcel 158