*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

ADDRESS NEW OWNER:
James D. Armstrong
1308 Pennock Avenue
Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 09/11/00 09:31 2pgs
Fees:11.00 Taxes:159.10
20000911-0089462

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
MAP 71-15
PARCEL 385
20W-18455

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, FAIRFAX INVESTMENT CO., L.P. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James D. Armstrong, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 141, on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to FAIRFAX INVESTMENT COMPANY, L.P. , by Trustee's Deed from Charles C. Burridge, Trustee of record in 11694, Page 893, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 2000 have been pro-rated and assumed by Grantee.

This is improved property known as 1214 Meridian Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James D. Armstrong, his heirs and assigns, forever; and FAIRFAX INVESTMENT CO., L.P. does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

Witness our hands this the 7th day of September, 2000.

FAIRFAX INVESTMENT CO., L.P.

Charles C. Burridge

Charles C. Burridge, General Partner

Judy M. Burridge

Judy M. Burridge, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles C. Burridge and Judy M. Burridge, Trustees of FAIRFAX INVESTMENT CO., L.P., 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 and who further acknowledged that they are the General Partners of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of September, 2000.

Gene W. Floyd

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 43,000.00.

James D. Armstrong

AFFIANT

Subscribed and sworn to before me this 7th day of September, 2000.

Gene W. Floyd

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.