	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,900.00. Ester Baldwin Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2002. Carol T Baker Notary Public MY COMMISSION EXPIRES: 1/24/05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Armstrong and Robin Armstrong	Countrywide Home Loans, Inc.	Map: 164-9-1.00
(NAME) 5745 Cedar Ash Crossing	(NAME) 718 Thompson Lane, Suite 104	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Nashville, TN 37204-3612	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, TROY KLEIN AND WIFE, JOYCE KLEIN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto BOBBY ARMSTRONG AND ROBIN ARMSTRONG, 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, Tennessee, being all of Lot No. 272, SECTION ONE, ASHEFORD CROSSING, as shown by plat appearing of record in Plat Book 7900, page 937, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Joyce Devries by Warranty Deed of record in Book 10447, Page 33, Register's Office for Davidson County, Tennessee. Joyce Devries and Joyce Klein being one and the same person.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 9651, page 900, Book 9336, page 238, and Book 9980, page 482; By-Laws in Book 9651, page 925, as amended in Book 10301, page 180, Book 10353, page 575, Book 10640, page 941, Book 10717, page 97 and Book 11455, page 769; Charter for Homeowners' Association in Book 9651, page 895; and, any and all matters as shown on plat of record in Plat Book 7900, page 937; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 5745 Cedar Ash Crossing, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

RE-RECORD

Davidson County DEEDWARR
Recvd: 10/09/02 10:34 2pgs
Fees:13.00 Taxes:739.63
20021009-0123373

Davidson County DEEDWARR
Recvd: 01/21/03 10:54 2pgs
Fees:12.00 Taxes:0.00
20030121-0008130

This instrument being re-recorded for corrected derivation clause.

Witness our hands this 3rd day of October, 2002.

Troy Klein

Joyce Klein

STATE OF Tennessee

COUNTY OF Davidson

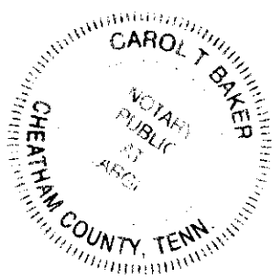
Before me, the undersigned Notary Public, personally appeared Troy Klein and wife, Joyce Klein who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of September, 2002.

Notary Public

My Commission Expires: 1/26/05

(SEAL)



Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027