ADDRESS NEW OWNER AND
SEND TAX STATEMENTS TO:
Mrs. Marie E. Armstrong

Route 1 - Clarksville Highway

Joelton, Tennessee 37080

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
304 American Trust Building
Nashville, Tennessee 37201
MAP-PARCEL NOS.

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Map 30
Par. 50 pw

PARTITION DEED

WHEREAS, the undersigned, Vincent Ertola, and the grantee, Marie Ertola Armstrong, are the sole surviving heirs-at-law of their father, Charles Ertola, who died intestate in Davidson County, Tennessee, many years ago, seized and possessed of a parcel of land in Davidson County, Tennessee, described more particularly in deed of record in Book 305, page 119, Register's Office for said County; and,

WHEREAS, by installment deed dated August 23, 1971, said Vincent Ertola and Marie Ertola Armstrong conveyed slightly more than half of said tract to Thomas Truman Spencer and wife, Judy Dianne Spencer, the proceeds of which sale will belong to Vincent Ertola; and,

WHEREAS, it is the desire and intention of the parties to vest in Marie Ertola Armstrong the fee simple title to the remainder of said tract.

NOW, THEREFORE, in consideration of the premises, the undersigned, Vincent Ertola and wife, Sarah Jane Ertola, have this day bargained and sold, and do hereby transfer and convey all their right, title and interest unto Marie Ertola Armstrong, in certain real estate in Davidson County, Tennessee, as follows:

> Being land in the old 24th Civil District of Davidson County, Tennessee, being a part of the property conveyed to Charles Ertola, now deceased, by partition deed of record in Book 305, page 119, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the southerly margin of said tract, being the southwest corner of the parcel conveyed by the parties hereto to Douglas Truman Spencer, et ux, of record in Book 4532, page 856, Register's Office for Davidson County, Tennessee; thence with the westerly boundary of the Spencer tract north 1° east 2,460 feet, more or less, to a point in the northerly boundary of said original tract; thence south 88° 30' west 650 feet to a

point, being the northwest corner of the original tract; thence south 1° 30' west 2,640 feet to a point, being the southwest corner of the original tract; thence north 64° 30' east 760 feet to the point of beginning.

Included therein, but excluded from this conveyance are tracts of land conveyed to the parties hereto of record in Book 2901, page 265, and in Book 3075, page 493, Register's Office for said County. By this instrument the Grantors intend to, and do convey to Grantee all their interest in said tract conveyed to their father by deed of record in Book 305, page 119, said Register's Office, except the tracts conveyed to Spencer, et ux, of record in Book 4532, page 856, and to the undersigned, Vincent P. Ertola of record in Book 2901, page 265, and to the Grantee of record in Book 3075, page 493, all in said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marie Ertola Armstrong, her heirs and assigns forever.

And we do covenant with the said Grantee that we are lawfully seized and possessed of interest in said land in fee simple, have a good right to convey it, and the same is unencumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend our right, title and interest in said land to said Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 23 day of September, 1971.

Vincent Ertola

Sandra Jane Ertola

OCT-7E	CONV	*2,500.00				
OCT-7E	S*TAX		A*	6.50		
OCT-7E	PR*FEE		A*	.50		
OCT-7E	W*DEED		A*	6.00	*	13.00

B 3 3 5 8 5

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IDENTIF. REFERENCE

OCT 7 3 30 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Grady Proctor, a Notary Public in and for said County and State, the within named Vincent Ertola and wife, Sarah Jane Ertola, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of September, 1971.

Grady Proctor
Notary Public

My commission expires: August 4, 1973

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $3560.00.

Marie Ertola Armstrong
Affiant

Subscribed and sworn to before me,
this 23 day of September, 1971.

Grady Proctor
Notary Public

My commission expires:

Aug 4-1973