BOOK 5294 PAGE 753

DEED OF GIFT
~~WARRANTY DEED~~

$3,257.00

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grover C. Armstrong	Same	30
(NAME:) St Laurence Dr. (STREET ADDRESS OR ROUTE NUMBER)	(NAME:) (STREET ADDRESS)	Par. 50
Joelton, TN 37080 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of the love and affection I have for my son, Grover C. Armstrong, and in full and complete satisfaction ~~[illegible]~~ of the devise contained in my Will, dated October 14, 1975, I, MARIE ERTOLA ARMSTRONG,

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,257.00
M. B. Armstrong
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June 1978.
E. Barnes
Deputy Register

have bargained and sold, and by these presents do transfer and convey unto the said GROVER C. ARMSTRONG, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being land in the old 24th Civil District of said County, being a part of the property conveyed to Cahrles Ertola, now deceased, by partition deed of record in Book 305, Page 119, Register's Office for said County, 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 said County; 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 herein, but excluded from this conveyance, are tracts of land conveyed of record in Book 2901, Page 265, and in Book 3075, Page 493, said Register's Office. By this instrument the Grantor intends to, and does convey to Grantee all her interest in said tract conveyed to her 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 Vincent P. Ertola

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $
Subscribed and sworn to before me, this the day of June 19 78
Affiant
My commission expires:
(Affix Seal)
Notary Public

SARA L. G... NOTARY PUBLIC

of record in Book 2901, Page 265, and to the Grantor of record in Book 3075, Page 493, all in said Register's Office.

Being the same property conveyed Marie Ertola Armstrong by partition deed of record in Book 4543, Page 435, Register's Office for said County.

JUN-6 78	CONV	*3,257.00				
JUN-6 78	S'TAX		B*	8.5¢		
JUN-6 78	PR'FEE		B*	.50		
JUN-6 78	W'DEED		B*	6.00	*	15.08

unimproved ( )
This is improved (X) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grover C. Armstrong, his ..... *heirs and assigns, forever.*

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

And I, Marie Ertola Armstrong, ... *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said* Grover C. Armstrong, his *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 6th *day of* June, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Atty.
Home Federal Tower, 8th Floor
Nashville, TN 37219

Marie Ertola Armstrong

Marie Ertola Armstrong

Grover C. Armstrong

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barbara L. Graves, a Notary Public in and for said County and State, the within named Marie Ertola Armstrong

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this day of June, 1978.

Barbara L. Graves, Notary Public.

Commission Expires August 9, 1981.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor, with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19....

....., Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Barbara L. Graves, a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in .....,
this 6th day of June, 1978.

Barbara L. Graves
Notary Public

Commission Expires August 9, 1981.

E 6.9 4.2 1:

IDENTIF. REFERENCE

JUN 6 1 21 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BARBARA L. GRAVES NOTARY PUBLIC