BOOK 7520 PAGE 480

THIS INSTRUMENT WAS PREPARED BY

David Coleman, Attorney, 9000 East Church St., Brentwood, TN

Address New Owner	Send Tax Bills To	Map/Parcel
Rosemary A. Felts	Same	Map 29
5707 CLARKSVILLE HWY		Par ~~178~~, 178
JOELTON, TN 37080		

AFFIDAVIT OF HEIRSHIP

(Executed pursuant to T.C.A., Section 31-2-310 et.seq.)

FROM: Marie Ertola Armstrong

TO: Rosemary A. Felts

RE: West side of Clarksville Highway
Land in the 14th Civil District of Davidson County, Tennessee, more fully described on the attached Exhibit "A".

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Affiant, being first duly sworn according to law, deposes and states:

1. My father, Grover Cleveland Armstrong, and mother, Marie Ertola Armstrong, owned the aforementioned properties as tenants by the entireties. Marie Ertola Armstrong and Mary E. Armstrong were one and the same person.

2. Grover Cleveland Armstrong died intestate February 19, 1966, leaving Marie Ertola Armstrong surviving tenant by the entireties.

3. Marie Ertola Armstrong died testate July 24, 1983. Her will was probated on September 1, 1983, Docket Number 73659, and is filed in Will Book 144, Page 386, Probate Clerk's Office for Davidson County, Tennessee.

4. A copy of her will is attached and marked Exhibit "B".

5. In my mother's will, the aforementioned properties were left to me. It was referred to as the twenty-two acre tract owned by my mother on the west side of Clarksville Highway, Davidson County, Tennessee.

6. I own the aforementioned properties in fee simple absolute.

7. All debts and inheritance taxes, if owing, have been paid on the estate (Docket Number 73659), Probate Clerk's Office for Davidson County, Tennessee.

Further Affiant Saith Not.

Witness my hand on this 18 day of April, 1988.

Rosemary A. Felts
ROSEMARY A. FELTS

Sworn to and subscribed before me, this 18 day of April, 1988.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rosemary A. Felts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood Tennessee this 18 day of April, 1988.

David
NOTARY PUBLIC

My commission expires: 5/13/89.

EXHIBIT "A"

TRACT I:
A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being part of Tract No. 10 on the Plan of the subdivision of the lands owned by the Heirs of Charles P. Zimmerle, deceased as of record in Plan Book 3, Page 28, Chancery Court at Nashville, described according to a survey made by John Setters, Surveyor, April 24, 1947, as follows:

Situated in the 14th Civil District of said county beginning at a stone in the southwest corner of a tract of land owned by C. A. Zimmerle; thence South 44 degrees West 1415 feet to a stake in the eastern boundary line of a tract of land owned by William Orand; thence with Orand's line, South 2 degrees West 435 feet to a stake; thence North 53 degrees East 528 feet to a point; thence North 80 degrees East 338 feet to a point; thence North 55-1/2 degrees East 198 feet to a point; thence South 78 degrees East 307 feet to a stake in a rock pile in the western boundary line of a tract of land owned by Armstrong; thence with Armstrong's line, North 2-1/2 degrees East 673 feet to a stone in the southern boundary line of said Zimmerle's tract of land; thence with said Zimmerle's line, North 43 degrees West 345 feet to the beginning, containing 16.8 acres, more or less. (Book 1472, Page 151, R.O.D.C.)

TRACT II:
Lying and being in the 14th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made November 20, 1940, by S. M. McMurray Engineering Company, as follows:

Beginning at a point in the center line of Old Dry Fork Road at the northeast corner of the property of the St. Lawrence Church; thence along the north line of the said church property, South 75 degrees West 271.2 feet to the northwest corner of said church lot; thence with the west line of the same, South 15 degrees 30' East 128.8 feet; thence leaving said church property, South 75 degrees West 59 feet, North 76 degrees 50' West 45.5 feet, North 2 degrees 30' East 580 feet; North 49 degrees East 194.4 feet to the center line of Old Dry Fork Road; thence with the center line of the same, South 18 degrees East 518.5 feet to the point of beginning, containing 3.18 acres, more or less. (Book 1391, Page 150, R.O.D.C.)

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED HEREFROM ARE THE FOLLOWING DESCRIBED TRACTS:

(a) Beginning at a point at the northwest corner of the property of the St. Lawrence Church; thence North 15 degrees West 13 feet; thence North 75 degrees East 153.5 feet; thence South 15 degrees East 13 feet to the north boundary of said Church property; thence along north line of the same South 75 degrees West 153.5 feet to the point of beginning, containing cemetery plot of Bernard family and seven other graves, and being the same property conveyed to the Most Reverend William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville, Tennessee, by deed from G. C. Armstrong and wife, Vidale Armstrong, of record in Book 2440, Page 587, Register's Office for Davidson County, Tennessee.

(b) Beginning at a point, the northeast corner of the St. Lawrence Roman Catholic Church with the Clarksville Highway, thence South 75 degrees West with the northerly boundary of said Church to a

point, the southeast corner of the property conveyed by G. C. Armstrong and wife, Marie Vidale Armstrong to the Most Rev. William L. Adrian by deed recorded in Book 2440, Page 587, of the Register's Office for Davidson County, Tennessee; thence North 15 degrees West 13 feet to a point the northeast corner of the said conveyed property; thence 153 feet south 75 degrees West to a point, the northwesterly corner of the aforesaid conveyed property; thence North 15 degrees West 10 feet to a point; thence Easterly to a point in the Clarksville Highway 20 feet northerly from the beginning point hereof; thence southerly with the Clarksville Highway 20 feet to the point of beginning. It being the intent of the grantors hereof to convey a strip of land 10 feet wide on its westerly extermity and 20 feet wide on its easterly extremity and lying immediately north of and adjacent to the St. Lawrence Catholic Church property, and being the same property conveyed to the Most Rev. William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville, Tennessee, by deed from G. C. Armstrong and wife, Marie Ertola Armstrong, of record in Book 3437, Page 357, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to G. C. Armstrong and wife, Mary Ertola Armstrong by deed from Sam Arrington and wife, of record in Book 1472, Page 151, Register's Office for said County; and to G. C. Armstrong and wife, Mary E. Armstrong by deed from Alpha C. Cerruti and husband, V. A.Cerruti, of record in Book 1391, Page 150, said Register' Office. Also being the same property title to which was vested in Rosemary A. Felts as devisee under the Will of Marie Ertola Armstrong of record in Will Book 144, Page 386, Probate Clerk's Office for Davidson County, Tennessee. Marie Ertola Armstrong acquired said property upon the death of her husband, G. C. Armstrong, a

EXHIBIT "B"

LAW OFFICES OF
HOFSTETTER & HOFSTETTER
HOME FEDERAL TOWER
230 FOURTH AVENUE NORTH
NASHVILLE, TENN.
37219

Marcie Ertola Armstrong Probated September 7,1983 73659

LAST WILL AND TESTAMENT

OF

MARIE ERTOLA ARMSTRONG

I, MARIE ERTOLA ARMSTRONG, of Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make and publish this as my Last Will and Testament. I do hereby revoke any and all wills by me heretofore made.

ITEM I: I direct that my Executor shall pay all of my just debts, including expenses of my last illness and funeral expenses, as soon after my death as he deems practicable. I direct that all estate and inheritance taxes be charged against, and paid out of, my general estate.

ITEM II: I give and devise the sum of Two Hundred Dollars ($200.00) each to my grandchildren, namely: Michael Bracey, Cynthia Larkin, Charles Felts, Carla Felts, Beverly Felts, Tara Armstrong, Ray Armstrong, Janet Armstrong, and Janice Armstrong.

ITEM III: In the last Will which I executed, I devised a thirty-acre tract and a one-acre tract of land, both on St. Lawrence Drive, Davidson County, Tennessee, to my son, Grover C. Armstrong, Jr. I have since deeded him this property, and I, therefore, make no other provision for him in this Will.

Marie Ertola Armstrong

ITEM IV: I give and devise my old home place on Clarksville Highway, Davidson County, Tennessee, and the one-acre tract on the west side of Clarksville Highway, which was part of the home place before it was divided by the highway, to my daughter, Margaret B. Larkin.

ITEM V: I give and devise to my daughter, Rosemary A. Felts, the twenty-two acre tract I own on the west side of Clarksville Highway, Davidson County, Tennessee.

ITEM VI: All the rest and residue of my estate, of every kind and character, I give and devise to my two daughters, Margaret A. Larkin and Rosemary A. Felts, in equal shares.

ITEM VII: I nominate and appoint James C. Hofstetter of Nashville, Tennessee, as Executor of this my Last Will and Testament, and direct that he be permitted to qualify and act in such capacity upon making bond in the amount of Ten Thousand Dollars ($10,000.00).

I plan to leave some handwritten instructions as to the disposition of certain items of tangible personal property which I want my said Executor to carry out.

IN WITNESS WHEREOF, I have hereunto set my hand at Nashville, Tennessee, this 17th day of June, 1980.

Marie Estelle Armstrong

Signed by the said MARIE ERTOLA ARMSTRONG as and for her Last Will and Testament, in the presence of us, the undersigned, who, at her request, and in her sight and presence, and in the presence of each other, have hereunto affixed our signatures as attesting witnesses on the day and date last above written.

C. B. Hufstetler Jr

Eunice Miller

Marie Ertola Armstrong

22640
IDENTIFICATION REFERENCE
APR 19 10 40 AM '88
5947 04/19 0003CHECK
24.00

BILL COVINGTON
COUNTY CLERK
700 SECOND AVENUE SOUTH
NASHVILLE, TENNESSEE 37210

STATE OF TENNESSEE, DAVIDSON COUNTY

73659

I, BILL COVINGTON, Clerk of the Probate Court of Davidson County, State aforesaid, do certify that the foregoing is a full, true and complete copy of Last Will & Testament In Re: Marcie Ertola Armstrong, Deceased Probated September 7, 1983 and Filed in Will Book 144, Page 386

which remains of record on file in said office. BOOK 7520 PAGE 487

Given under my hand and official seal, at office, in Nashville, this 19th *day of* April 20 88

Bill Covington
Clerk of Probate Court.

By Linda West
Deputy Clerk.