47

STATE OF TENNESSEE BOOK 10891 PG 867
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Carol A. Petenzi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 19 98

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol A. Petenzi	~~SAME~~ ~~4159~~ Carol A. Petenzi	MAP 5
(NAME)	(NAME)	
3031 Huffman Road	4159 C.R. 175	PARCEL 140
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	CLYDE Oh. 43410	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, William E. Porter, III and wife, Carletta M. Porter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol A. Petenzi

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:

A Certain Tract of Parcel of Land located in the 1st Civil District of Davidson County, Tennessee, being more particularly dsecribed as follows, to wit:

Beginning at an iron pin in the southerly margin of Huffman Road, said iron pin being the northeast corner of Glen Goodman, et ux, appearing of record in Deed Book 4823, Page 239, in the Register's Office for Davidson County, Tennessee, and being the northwest corner of this tract of land and the northwest corner of this tract of land and continuing as follows: thence with said margin of road S 67 degrees 56' 32" E. 460. 58 feet to an iron pin being the northeast corner of this Tract of land; thence leaving said margin of record S 14 degrees 02' 15" W, 152.93 feet to an iron pin in old fence row; thence with old fence liune S 60 degrees 31' 51" W, 46.11 feet to a point; thence S 49 degrees 24' 18" W, 47.67 feet to a point; thence S 46 degrees 23' 21" W, 107.51 feet to an iron pin being the southeast corner of this tract of land; thence leaving said fence line N 67 degrees 52' 32" W, 413.86 feet to an iron pin in the easterly line of said Goodman and being the southwest corner of this tract of land; thence with the line of said Goodman N 26 degrees 44' 01" E, 328.99 feet to the point of beginning, containing 3.48 acres, more or less, as surveyed by John D. Sprouse, License No. 957, dated August 22, 1986 and further described as all that property as described on the Huffman Subdivision of record in Book 6200, Page 505, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William D. Porter, III and wife, Carletta M. Porter by deed from Carl E. Moore and wife, Caroline T. Moore, of record in Book 7157, Page 9, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3031 Huffman Road, Goodlettsville, TN 37072
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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.

Witness our hand s this 20th day of April 19 98

William E. Porter, III

Carletta M. Porter

BOOK 10894 PG 868

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Porter, III and wife, Carletta M. Porter

the bargainor s, 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 c[illegible] Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of April, 19 98.

Commission expires 11-27-99

Notary Public

BERTIE JO BAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

04281 29
IDENTIF. & REFERENCE
98 APR 22 AM 10:48
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
6876 04/22 0101 03CHECK 219.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10894 PG 869

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 8.00
TOTAL 219.90
CHECK 219.90

04/22/98 01 10:49 0001 6876

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0428129
IDENTIF. # REFERENCE

98 APR 22 AM 10:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1283004