47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,150.00

Louis Fredrick Potzer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 19 98

Notary Public

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

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
Louis Fredrick Potzer (NAME)	Irwin Mortgage Corporation (NAME)	MAP 11
2660 Greer Road (ADDRESS)	10750 Wheat First Drive, #310 (ADDRESS)	PARCEL 18
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Glen Allen, VA 23060 (CITY) (STATE) (ZIP)	10D-15850

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, Troy E. Armstrong and wife, Bridget R. Armstrong

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Louis Fredrick Potzer, a married man

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 the Tenth Civil District of Davdison County, Tennessee, being a portion of the Waverly E. Williams property of record in Deed Book 4740, Page 808, in the Register's Office of said County, and being Tract 3 on the plat of a survey of the Division of said property dated May 5, 1988 by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, and being more particularly described as follows:

BEGINNING at an iron pin in the easterly right-of-way (25 feet from the centerline) of Greer Road, said pin being northerly 1370.17 feet along said right-of-way from its intersection with the westerly boundary line of property owned by Martha Lois Morgan and Debbie L. Roberts, of record in Deed Book 5235, page 505 in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, North 3° 40' 52" East 109.53 feet to the beginning of a curve in said right-of-way concave to the West and having a radius of 4739.10 feet; Thence, with said curve and right-of-way, northerly an arc distance of 127.01 feet to an iron pin; Thence, leaving said right-of-way and severing the property of Waverly E. Williams, of record in Deed Book 4740, Page 808 in said Register's Office, as follows: South 87° 51' 15" East 300.00 feet to an iron pin, North 2° 08' 45" East 200.00 feet to an iron pin, North 25° 14' 56" East 395.73 feet to an iron pin, South 29° 57' 38" East 419.02 feet to an iron pin, South 75° 44' 49" West 207.67 feet to an iron pin, South 4° 32' 10" East 52.51 feet to an iron pin, South 19° 25' 30" East 164.34 feet to an iron pin, South 8° 57' 01" West 78.34 feet to an iron pin, South 67° 08' 30" West 86.19 feet to an iron pin, South 84° 23' 18" West 105.66 feet to an iron pin, South 73° 15' 28" West 132.80 feet to an iron

CONTINUED

unimproved ( )
This is improved (X) property, known as 2660 Greer 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 4th day of August 19 98

Troy E. Armstrong

Bridget R. Armstrong

LEGAL DESCRIPTION CONTINUATION

pin, South 87° 06' 16" West 145.68 feet to an iron pin, North 86° 19' 08" West 87.10 feet to the BEGINNING containing 5.10 acres.

The above described tract is benefited by and subject to a 50 foot wide easement for the purpose of ingress and egress, said easement extends 25 feet to each side of its centerline being more particularly described as follows:

BEGINNING at an iron pin in the easterly right-of-way of Greer Road, said pin being at the common corner of the above described trct and Tract 5 on said survey of the Waverly E. Williams property; Thence, with the common boundary line of said tracts as follows: South 86° 19' 08" East 87.10 feet to an iron pin, North 87° 06' 16" East 145.68 feet to an iron pin, North 73° 15' 28" East 132.80 feet to an iron pin, North 84° 23' 18" East 105.66 feet to an iron pin, North 67° 08' 30" East 86.19 feet to an iron pin, North 8° 57' 01" East 78.34 feet to an iron pin, North 19° 25' 30" West 164.34 feet to an iron pin, North 4° 32' 10" West 52.51 feet to an iron pin, North 75° 44' 40" East 30.00 feet.

Being the same property conveyed to Troy E. Armstrong by deed from Waverly E. Williams, of record in Book 7701, Page 132, Register's Office for said County.

Bridget R. Armstrong, spouse of Troy E. Armstrong, joins in this conveyance for the express purpose of relinquishing all marital rights she has in subject property now or in the future.

Included in this conveyance is a mobile home being a 1988 Fleetwood model, Serial NO. 147974.

LFF

X _____

X Bridget R. Armstrong

98 AUG 10 PM 3:46

REGISTER
DAVIDSON COUNTY, TN.

0473234

IDENTIFICATION REFERENCE

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 Troy E. Armstrong and wife, Bridget R. Armstrong

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 contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 4th day of August 19 99

Commission expires 11-27-99

Notary Public

VICKIE R. ROGERS NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

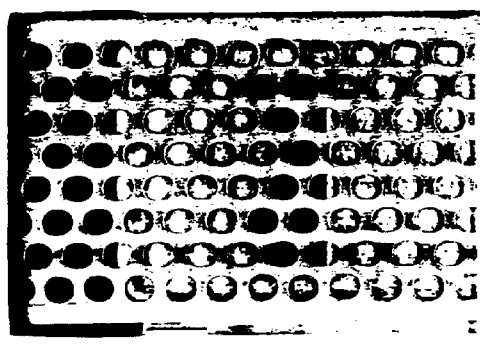
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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

5110 08/10 01:01 03CHECK 215.36



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11060 PAGE 23

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

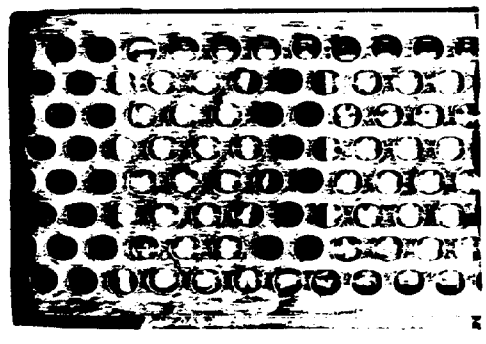
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 54150.00
MOR TX 200.36
ERR CO
MOR TX 200.36-
CON TX 200.36
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 215.36
CHECK 215.36

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/10/98 01 15:46 0001 5110



0473234

IDENTIF. & REFERENCE

98 AUG 10 PM 3:46

REGISTER
DAVIDSON COUNTY, TN.

No. 1[illegible]71