Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20030709-0094441

QUITCLAIM DEED

FROM: **HILDA BAKER ARMSTRONG et vir WILLIAM P. ARMSTRONG (deceased)**
TO: **PHILLIP ARMSTRONG**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.:**
Phillip Armstrong 100 Legion Drive Old Hickory, Tennessee 37138	Phillip Armstrong 100 Legion Drive Old Hickory, TN 37138	MAP and PARCEL 053-16-101

This Instrument Prepared By:
JOHN B. STARK
ATTORNEY AT LAW
4207 Lebanon Road, Suite No. 201
Hermitage, Tennessee 37076
Telephone: (615) 885-5600

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00

Hilda B. Armstrong
HILDA B. ARMSTRONG

Subscribed and sworn to before me this 26th day of June, 2003.

Anna M. Whaley
NOTARY PUBLIC
My Commission Expires: July 26, 2006

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), by PHILLIP ARMSTRONG, the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged by HILDA BAKER ARMSTRONG et vir WILLIAM P. ARMSTRONG (deceased), hereinafter called Grantor, has bargained and sold, and by these presents does quitclaim and convey unto Grantee, PHILLIP ARMSTRONG, his heirs and assigns, all right title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

PROPERTY located in Old Hickory, Davidson County, Tennessee and described according to a survey by R. L. Montoya Land Surveying dated October 19, 1985 as follows:

BEGINNING at an iron pipe in the north margin of Legion Drive, formerly Pitt Avenue, said point being the southwest corner of this tract and the southeast corner of H. D. Tayes property as of record in Deed Book 2453, Page 86 Register's Office Davidson County., Tennessee; thence, along the west line of this tract N. 17 degrees 31' 00" E., 224.67 feet to an iron pin; said point being the southwest corner of Lot #21, Clifton Place as of record in Plat Book 2854, Page 86 Register's Office Davidson County, Tennessee; thence, along the north line of this tract S. 65 degrees 53' 54" E., 143.72 feet to an iron pin in the west margin of Clifton Court; thence, along said west margin S. 17 degrees 09' 23" W., 251.00 feet to an iron pin at the inter section of Clifton Court and Legion Drive; thence along the north margin of Legion Drive N. 55 degrees 58' 00" W., 150.56 feet to the point of beginning, containing 34.120 square feet, 0.78 acres more or less.

BEING part of the same property conveyed to Theo Baker and wife, Hughie M. Baker by deed of record in Book 965, Page 107, Register's Office for Davidson County.

BEING the same property conveyed to Hilda Baker Armstrong et vir William P. Armstrong by Quitclaim Deed, of record in Book 3773, Page 307, Register's Office for Davidson County, Tennessee.

This is improved property known as: **100 Legion Drive**
Old Hickory, Tennessee 37138

The property herein conveyed is being conveyed in its "AS IS" condition.

Witness my hand this the 26th day of June, 2003.

Hilda B. Armstrong
HILDA B. ARMSTRONG

OATH

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **HILDA B. ARMSTRONG**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Hermitage (City), TN (State) this the 26th day of June (Month), 2003.

Anna M. Whaley
NOTARY PUBLIC

ANNA M. WHALEY NOTARY PUBLIC TN AT LARGE DAVIDSON CO.

My Commission Expires: July 26, 2003