BOOK 6450 PAGE 90

FROM: THE ESTATE OF ROBERT C. ADAMS

This Instrument prepared with information furnished from parties by:
Alexander, King & Williams
203 Third Avenue South
Franklin, TN 37064

TO: HAZEL C. ADAMS

Address New Owner(s):
Hazel C. Adams
P.O. Box 546
Franklin, TN 37064

Send Tax Bills To:
Owner

Map Parcel Number:
159 Par 195.2

Field Book Number:

CO-EXECUTOR'S DEED

WHEREAS, ROBERT C. ADAMS, late of Davidson County, Tennessee, died on the 26th day of April, 1982, leaving his Last Will and Testament which has been duly admitted to probate by the Probate Court for Davidson County, Tennessee, on the 12th day of May, 1982, and recorded in Will Book 138, page 670, in the Probate Court for said County; and,

WHEREAS, we, HAZEL C. ADAMS and ROBERT G. ADAMS, were named Co-Executors in said Last Will and Testament, and on the 12th day of May, 1982, were appointed as such Co-Executors by said Probate Court, and thereupon duly qualified, as appears by record of proceedings of said Court, and are now acting as such Co-Executors; and,

WHEREAS, by terms of the Last Will and Testament of said ROBERT C. ADAMS, the Testator directed and authorized the assignment of such real estate at the Co-Executors' discretion;

NOW, THEREFORE, we, the said HAZEL C. ADAMS and ROBERT G. ADAMS, Co-Executors as aforesaid, in pursuance of the directions and authority of the said Last Will and Testament of the said ROBERT C. ADAMS, deceased, and of the powers vested in us by the terms of said Will and the statutes in such cases made and provided, do hereby grant, bargain and convey unto HAZEL C. ADAMS, her heirs, successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Lots 59, 60, 61, 62 and Reserved Parcel "D", as shown on the preliminary subdivision plan of Oak Hill Estates, by James L. Murphy & Co., dated September 9, 1965.

Beginning at a point on the westerly right-of-way of Hillview Drive, said point being the northeasterly corner of Lot 66 as recorded on the Plan of Oak Hill Estates, Section Three;

Thence leaving said right-of-way with the North line of Lot 66, South 80 degrees -14'-53" West, 289.89 feet to a point;

Thence with the rear of Lot 65, as recorded on said plan, South 56 degrees -03'-37" West, 237.38 feet to a point;

Thence with the rear of Lot 63 and 64, as recorded on said plan, South 21 degrees -57'-32" West, 351.0 feet to a point;

Thence with the southerly line of Lot 63, South 56 degrees -34'38" East, 255.24 feet to a point on the westerly right-of-way of Cherrywood Drive;

Thence with said right-of-way South 33 degrees -25'-22" West, 19.55 feet to a point;

Thence with a curve to the right having a radius of 50.0 feet and in a general westerly direction a distance of 36.14 feet to a point;

Thence with the right-of-way of the turn-around for Cherrywood Drive, said curve having a radius of 50 feet and a distance of 229.35 feet to a point;

Thence with a curve to the right having a radius of 50.0 feet and in a general northerly direction a distance of 36.14 feet to a point;

Thence continuing with said right-of-way North 33 degrees -25'-22" East, 61.55 feet to a point;

Thence with the rear of Lot 54, as recorded on said plan, South 10 degrees -40' West, 90.28 feet to a point;

Thence with the rear of Lot 53, as recorded on said plan, South 48 degrees -06'-43" East, 167.87 feet to a point;

Thence with the rear of Lots 52 and 51, as recorded on said plan, South 22 degrees -35'-57" East, 172.13 feet to a point;

Thence with the rear of Lots 49 and 50, as recorded on said plan, south 4 degrees -28'-38" West, 221.06 feet to a point;

Thence with the rear of Lots 47 and 48, as recorded on said plan, South 23 degrees -15'-19" West, 389.21 feet to a point;

Thence with the original boundary for Oak Hill Estates, North 84 degrees -09' West, 240 feet, more or less, to a point;

Thence North 83 degrees -28' West, 296.2 feet to a point;

Thence North 80 degrees -14' West, 520.0 feet to a point;

Thence North 11 degrees -47' East, 243.0 feet to a point;

Thence North 8 degrees -55' East, 1357.0 feet to a point;

Thence North 65 degrees -59' East, 561 feet, more or less, to a point;

Thence leaving said boundary and with the westerly line of Lot 67, as recorded on the plan of Oak Hill Estates, Section Three, South 8 degrees -02' East, 204.94 feet to a point;

Thence with the southerly line of Lot 67, North 81 degrees -58' East, 300.00 feet to a point on the westerly right-of-way of Hillview Drive;

Thence with said right-of-way being a curve to the left having a radius of 1667.02 feet and in a general southerly direction a distance of 50.0 feet to the point of beginning.

And containing 31.9 acres, more or less.

Being part of the same property conveyed to R. C. Adams by deed of J. B. Downey of record in Book 5586, page 749, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HAZEL C. ADAMS, her heirs, successors, and assigns, forever.

And HAZEL C. ADAMS and ROBERT G. ADAMS, Co-Executors of the Estate of ROBERT C. ADAMS, do covenant with the said HAZEL C. ADAMS, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as follows:

(1) Said property is subject to the 1984 property taxes which are not yet due and payable but which constitute a lien against said property. Said taxes will be paid by the Grantee in full, when due.
(2) Restrictions and Easements of Record.

KATHRYN A. BINKLEY joins in this conveyance for the purpose of divesting any interest she may have in the subject property under the Will of the late ROBERT C. ADAMS.

And HAZEL C. ADAMS and ROBERT G. ADAMS, Co-Executors of the Estate of ROBERT C. ADAMS, do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said HAZEL C. ADAMS, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Hazel C. Adams
HAZEL C. ADAMS, Co-Executor of the Estate of ROBERT C. ADAMS

Robert G. Adams
ROBERT G. ADAMS, Co-Executor of the Estate of ROBERT C. ADAMS

Kathryn A. Binkley
KATHRYN A. BINKLEY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared HAZEL C. ADAMS and ROBERT G. ADAMS, Co-Executors of the Estate of ROBERT C. ADAMS, and KATHRYN A. BINKLEY, the within-named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 18th day of October, 1984.

NOTARY PUBLIC

My Commission Expires: 9-22-87

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is division in kind of estate property.

AFFIANT

SUBSCRIBED AND SWORN TO before me,

this 18th day of October, 1984.

NOTARY PUBLIC

My Commission Expires: 9-22-87

MAIL ENV

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IDENTIF. REFERENCE

DEC 17 2 45 PM 1984

FEE $ REGISTER
DAVIDSON COUNTY, TN