28, 29, 47, 56, 139
OAK HILL

File Box 38

BOOK 6404 PAGE 945

mail

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:
Same

Map Parcel Number:

Field Book Number:
159-12 Pg 14
159-13 Pg 13
160-9 Pg 27
160-9 Pg 28 Sec

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,

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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 Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 28, 29, 47, 56 and 139 on plan of Oak Hill Estates, Section III, as of record in Book 4860, pages 3, 4 & 5, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more detailed description.

THIS INSTRUMENT IS BEING RERECORDED TO ADD THE DATE OF EXECUTION.

3196

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Being part of the same property conveyed to R. C. Adams by deed of J. B. Downey, Trustee, of record in Book 5103, page 9, Register's Office of Davidson County, Tennessee.

The grantee herein agrees to stabilize the drainage ditch in front of said lots and any ditches running through or adjacent to said lots, if any. Stabilization of said ditches shall be constructed in accordance with the roadway plans on file with the City of Oak Hill and with the requirements of the City of Oak Hill. The grantee shall be responsible for the maintenance of said ditches until the City assumes maintenance.

The said R. C. Adams and Robert C. Adams are one and the same person.

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.

Dated this 4th day of September, 1984.

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

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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, the within-named bargainors, and KATHRYN A. BINKLEY, with whom I am personally acquainted, and who acknowledged that they executed the within Co-Executors Deed for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 4th day of ~~August~~ September, 1984.

Ellen Andrews
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.

Hazel C. Adams
AFFIANT

SUBSCRIBED AND SWORN TO before me, this 4th day of ~~August~~ September, 1984.

Ellen Andrews
NOTARY PUBLIC

My Commission Expires: 9/22/87

I 56956

IDENTIFICATION REFERENCE

OCT 17 8 31 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

MAY 20 8 39 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RE-RECORD

2.7.6 3 6

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