BOOK 10758 PG 578

This instrument prepared by: HOWARD M. SKIPWORTH, (#012469)
Attorney at Law
3353 Union Hill Road, Suite C
Post Office Box 489
Joelton, Tennessee 37080
Tel: (615) 876-2550

Address New Owner (s) as follows: **ROBIN JOHNSON** and **ANTHONY EVERETT TOMLINSON** of Post Office Box 55, Joelton, Tennessee, 37080.

Name and address of the person or entity responsible for payment of real property taxes: **ROBIN JOHNSON** and **ANTHONY EVERETT TOMLINSON**
Post Office Box 55
Joelton, Tennessee 37080

Map and Parcel Nos. Field Book No. 14D 13370, Map 038, Parcel 077.

## EXECUTRIX'S DEED

**KNOW ALL MEN BY THESE PRESENTS:**

That, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of **SOPHIA LEA CARNEY TENPENNY** and **WALTER HOWARD TENPENNY**, deceased, the undersigned, **ROBIN JOHNSON**, Executrix under the Last Will and Testament of **WALTER HOWARD TENPENNY**, deceased, hereinafter referred to as Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **ROBIN TOMLINSON JOHNSON** and **ANTHONY EVERETT TOMLINSON**, jointly and equally, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property known as 6235 Old Hickory Boulevard,
Whites Creek, Davidson County, Tennessee 37189.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **ROBIN TOMLINSON JOHNSON** and **ANTHONY EVERETT TOMLINSON**, jointly and equally, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as shown herein. Grantor does further

covenant and bind herself/her heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, **ROBIN TOMLINSON JOHNSON** and **ANTHONY EVERETT TOMLINSON**, jointly and equally, their heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor and Grantees are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor has duly executed this Executrix's Deed on the 7th day of JANUARY 1998.

Robin Johnson, Executrix

**ROBIN JOHNSON, Executrix of the Estate of WALTER HOWARD TENPENNY, Deceased**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **ROBIN JOHNSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Executrix of the Estate of **WALTER HOWARD TENPENNY**, Deceased, the within named Grantor, and that she as such Executrix executed the foregoing Executrix's Deed for the purposes therein contained, by signing her name as Executrix of said Estate.

Witness my hand and official seal at Joelton, Davidson County, Tennessee this 7th day of January 1998.

Sherrie Spann
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 6-6-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is -0-.

Anthony E. Tomlinson
Affiant

Subscribed and sworn to before me on this 7th day of January 1998.

Sherrie Spann Notary Public

SHERRIE SPANN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 6-6-2000

**EXHIBIT A**

This is improved property known as 6235 Old Hickory Boulevard, Whites Creek, Davidson County, Tennessee 37189.
Field Book No. 14D 13370, Map 038, Parcel No. 077.

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 19, 1950, as follows:

Beginning at a point in the center of Old Hickory Boulevard, at a point in the eastern boundary line of an 18.96 acre tract of land conveyed to Tomlinson; thence with the center of said Old Hickory Boulevard, north 30 degrees 30' west 96 feet, north 27 degrees west 100 feet, north 21 degrees west 100 feet, north 11 degrees 30' west 100 feet, north 4 degrees west 100 feet, north 4 degrees east 100 feet, north 11 degrees 30' east 100 feet, north 19 degrees 30' east 100 feet and north 28 degrees east 100 feet to a point; thence north 4 degrees east 264 feet to a fence post in the southern boundary line of the property conveyed to Dorcher; thence with the southern boundary line of the said Dorcher property, south 66 degrees west 1238 feet to a beech in the eastern boundary line of said Tomlinson property; thence with the eastern boundary line of said Tomlinson property, south 58 degrees 30' east 200 feet, south 33 degrees east 150 feet to a post, south 51 degrees 30' east 394 feet to a post, south 58 degrees east 519 feet and north 52 degrees east 226.4 feet to the beginning, containing 16.62 acres, more or less.

Being the same property conveyed to Sophia Lea Tenpenny by deed from J. L. Carney, of record in Book 1853, Page 223, Register's Office for said County.

The said Sophia Lea Carney Tenpenny died intestate on 14 July 1993.

The said Sophia Lea Carney Tenpenny was survived by her husband, Walter Howard Tenpenny.

The said Sophia Lea Carney Tenpenny and husband, Walter Howard Tenpenny, had no children.

The said Walter Howard Tenpenny died 20 March 1994, leaving a Last Will and Testament admitted to probate in Davidson County, Tennessee, as shown of record in Will Book 192, Page 786, Probate Court Clerk's Office for said county.

0390743
IDENTIF. & REFERENCE
98 JAN 16 AM 9:16
REGISTER
DAVIDSON COUNTY, TN.
2709 01/16 0101 03CHECK 12.00