This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

Address New Owner(s) as follows: **JOANNE M. SAUNDERS and GARY ALLEN MILLIKEN, Co-Trustees of the ZELMA MAYFIELD TRUST, 7090 Whites Creek Pike, Joelton TN 37080**

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Field Book No. **14D 14800**, Map No. **22**, Parcel No. **90.**

EXECUTRIX 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 considerations, the receipt and adequacy of which are hereby acknowledged, and in connection with the distribution and closing of the Estate of ZELMA MAYFIELD, deceased, the undersigned, **JOANNE M. SAUNDERS**, Executrix under the Last Will and Testament of **ZELMA MAYFIELD**, deceased, hereinafter referred to as Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **JOANNE M. SAUNDERS and GARY ALLEN MILLIKEN, Co-Trustees of the ZELMA MAYFIELD TRUST**, that certain real property being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **unimproved** property located at and known as **7090 Whites Creek Pike, Joelton, Davidson County, Tennessee 37080.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors 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, as aforesaid, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the Grantor has duly executed this Executrix Deed on the 9th day of December 1998.

Joanne M. Saunders
JOANNE M. SAUNDERS, Executrix
of the Estate of
ZELMA MAYFIELD, 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 **JOANNE M. SAUNDERS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executrix of the Estate of **ZELMA MAYFIELD,** Deceased, the within named Grantor, and that she as such Executrix executed the foregoing Executrix' Deed for the purposes therein contained, by signing her name as Executrix of said Estate.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of December 1998.

Sherrie Spann Notary Public

My commission expires 6-6-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $88,200.00.

Gary Allen Miller Affiant

Subscribed and sworn to before me this 9th day of December 1998.

Sherrie Spann Notary Public

My commission expires 6-6-2000

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

Map No. 22, Parcel No. 90
Field Book No. 14D-14800

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by John Setters, Surveyor, July 28, 1947, as follows:

Beginning at a post in the N.E. corner of the Church Lot; thence N. 68-1/2 degrees E. 560 feet to a point; thence S. 69 degrees 20 ft. E. 172 ft. to a point; thence S. 83 degrees 25 ft. E. 218 ft. to a point; thence S. 69 degrees 35 ft. E. 551 ft. to a point; thence N. 37 degrees 15'E. 300 ft. to a point; thence N. 43 degrees 25 ft. E. 335 ft. to a point in the western boundary line of a tract of land owned by Riley; thence with Riley's western boundary line, S. 3-1/2 degrees W. 1960 ft. to the N.E. corner of a tract of land owned by Cross; thence with the northern boundary line of said Cross tract of land, N. 86-1/2 degrees W. 549 feet to a point in the easterly margin of Whites Creek Road; thence with the easterly margin of said road, N. 27 degrees E. 55 ft. to a point, N. 40 degrees E. 198 ft. to a point, N. 32-1/2 degrees E. 132 feet to a point, N. 23 degrees E. 132 ft. to a point, N. 14 degrees E. 66 ft. to a point; N. 9 degrees E. 330 ft. to a point, N. 8 degrees W. 66 ft. to a point, N. 56 degrees W. 66 ft. to a point, W. 48-1/2 degrees W. 264 ft. to a point, N. 28-1/2 degrees W. 202 ft. to a point, N. 75 degrees W. 34 ft. to a point, S. 81 degrees W. 66 ft. to a point, and N. 822 degrees W. 66 ft. to a point; thence with the southern boundary line of said school lot, N. 73-1//4 degrees E. 20 ft. to the S.E. corner of said school lot; thence with the Eastern boundary line of said school lot, N. 15 degrees W. 216 ft. to the N.E. corner of said church lot; thence with the Northern boundary line of said school lot, S. 72-1/2 degrees W. 184 ft. to the S. E. corner of a tract of land owned by Goodman; thence with the Eastern boundary line of said Goodman tract, N. 17 degrees W. 172 ft. to a point in the southerly margin of a 16-ft. drive, continuing in the same direction and crossing said drive 16 ft. to a point in the Southern boundary line of a tract of land owned by Roach; thence with the Southern boundary line of said Roach Tract, N. 72 degrees 184 ft. to the S. E. corner of said Roach Tract; thence with the Eastern boundary line of said Roach Tract, a 16-ft. drive and said school lot, N. 20 degrees W. in all 270 ft. to the beginning, containing 44.75 acres, more or less.

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EXHIBIT A

(Page 2)

THERE IS INCLUDED IN THIS DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE THE FOLLOWING, TO WIT:

That certain real property conveyed to Glenn Kane and wife, Mary Lou Kane, by Deed from Joanne M. Saunders, Co-Trustee of the Zelma Mayfield Trust and Executrix under the Last Will and Testament of Zelma Mayfield, deceased, as shown of record in Book **10638**, page **446**, Register's Office for Davidson County, Tennessee, and being more particulary described on **EXHIBIT B** attached hereto and made a part hereof.

That certain real property conveyed to K. P. Prasannakumar, by Deed from Zelma E. Mayfield, a widow, individually and as Trustee, and Joanne M. Saunders, Trustee, as shown of record in Book 7880, page 93, Register's Office for Davidson County, Tennessee, and being more particularly described on **EXHIBIT C** attached hereto and made a part hereof.

That certain real property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee, for the use and benefit of the Board of Education, by Zelma E. Mayfield and husband, Leo Allen Mayfield, as shown of record in Book 3672, page 505, Register's Office for Davidson County, Tennessee, and being more particularly described on **EXHIBIT D** attached hereto and made a part hereof.

That certain real property conveyed to The Davidson County Board of Education by Deed from Mrs. Zelma E. Mayfield as shown of record in Book **1849**, page **89**, Register's Office for Davidson County, Tennessee, and being more particularly described on **EXHIBIT E** attached hereto and made a part hereof.

Being the same property conveyed to Ms. Zelma E. Mayfield by Installment Deed from Grace Sharer and Vernon Sharer as shown of record in Book **1514**, page **162**, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joanne M. Saunders, as Trustee, an undividied **fifty (50%) percent interest**, by Quitclaim Deed from Ms. Zelma E. Mayfield, as shown of record in Book **7228**, page **799**, said Register's Office.

Being the same property devisd to Joanne M. Saunders, as Trustee of the Zelma Mayfield Trust, under the Last Will and Testament of Zelma Mayfield, as shown of record in Will Book **214**, page **824**, Probate Court, Davidson County, Tennessee, Rule No. **97P-1201**.

Zelma Mayfield and Mrs. Zelma E. Mayfield were one and the same person.

The Zelma Mayfield Trust Declaration and Agreement is recorded in Book **7879**, page **487**, and a First Amendment to the Zelma Mayfield Trust Declaration and Agreement is recorded in Book **11140**, page **67**, both Register's Office for Davidson County, Tennessee.

EXHIBIT B

as follows:

Lying and being in Davidson County, State of Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the Westerly margin of the property conveyed to Charles Glenn Kane and wife, Mary Lou Kane, of record in Deed Book 8753, Page 080, of the Register's Office of Davidson County, Tennessee; thence South 1 degree 30 minutes 00 seconds West, passing an iron pin at 759.85 feet, a total Distance of 1,007.50 feet to an iron pin; thence North 88 degrees 30 minutes 00 seconds West 240.00 feet to an iron pin; thence North 1 degree 30 minutes 00 seconds East 427.50 feet to an iron pin; thence North 20 degrees 45 minutes 35 seconds West 350.21 feet to an iron pin; thence North 34 degrees 22 minutes 47 seconds East 305.45 feet to an iron pin; thence North 37 degrees 49 minutes 36 seconds East 348.53 feet to an iron pin; thence South 1 degree 25 minutes 26 seconds West 281.42 feet to the point of beginning, containing 7.001 acres, per survey by Frank V. Neeley, RLS No. 1493, dated August 11, 1997.

Being part of the same property conveyed to Joanne M. Saunders, as Trustee, an undivided fifty percent (50%) interest, by Quitclaim Deed from Mrs. Zelma E. Mayfield, dated March 18, 1997, and of record in Book 7228, Page 799, in the Register's Office of Davidson County, Tennessee. Also being part of the same property devised to Joanne M. Saunders, as Trustee, by the Last Will and Testament of Zelma Mayfield, a/k/a Zelma Elizabeth Mayfield, deceased. Said Will was filed for Probate August 8, 1997, as Probate No. 97P-1201, as filed for record in Minute Book 421.074, in the Probate Court for Davidson County, Tennessee.

JOANNE M. SAUNDERS and GARY A. MILLIKEN are Co-Trustees of the ZELMA MAYFIELD TRUST pursuant to Trust Declaration and Agreement, dated March 18, 1997, and of record in Book 7879, Page 467, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said [illegible]

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EXHIBIT C

A certain parcel or tract of land lying in the 2nd (formerly 14th) Civil District of Davidson County, Tennessee and being more particularly described according to a survey made by William M. Keel, Registered Land Surveyor No. 990, dated June 23, 1989, as follows:

BEGINNING at an iron pin in the north right-of-way of Whites Creek Pike (State Route 65); said point being the southwest corner of a 1.31 acre tract as conveyed to Jesse A. Downs, et ux, by deed of record in Book 6462, page 64, of the Register's Office of Davidson County, Tennessee. Thence, with said right-of-way, on a curve to the right having a radius 298.30 feet for a distance of 415.99 feet to an iron pin; thence, North 40 degrees 56 minutes 00 seconds West 236.90 feet to an iron pin; thence, with a curve to the left having a radius of 377.03 feet for a distance of 142.14 feet to an iron pin; thence, leaving the said north right-of-way of Whites Creek Pike, North 72 degrees 30 minutes 05 seconds East, 485.00 feet to an iron pin; thence, South 44 degrees 25 minutes 45 seconds East, 401.00 feet to an iron pin in the west line of Jesse A. Downs' 1.31 acre tract; thence, South 28 degrees 01 minutes 16 seconds West, 210.00 feet to the point of BEGINNING, containing 5.04 acres, more or less.

INCLUDED with this conveyance is a 60-foot wide permanent right-of-way easement for ingress/egress to the remainder of the Mayfield Property. This easement is located along the northwesterly boundary of the property described herein and is at all times parallel to and adjacent to the northwesterly boundary of the property described herein. The easement begins at the northerly right-of-way of Whites Creek Pike (State Route 65) and ends at the northeasterly boundary of the property described herein. The easement is granted to Zelma E. Mayfield and her successors and assigns.

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EXHIBIT D

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by E. L. Miller, Jr. and Company, April 26, 1962, as follows:

Beginning at a point in a fence, being the southeast corner of the property conveyed to the Davidson County Board of Education by deed from Mrs. Zelma E. Mayfield,

as of record in book 1849, page 89, Register's Office for said County; thence along a fence and in part with the easterly line of said Board of Education property, north 17 degrees west, passing the northeast corner of said Board of Education property and the southerly margin of a 16 foot lane at 174.3 feet, in all 190.3 feet to a point in a fence in the northerly margin of said 16 foot lane; thence along a fence north 19 degrees 05 minutes west 229 feet to a concrete monument; thence along a fence north 67 degrees 27 minutes east 386 feet to an iron pin set in concrete; thence south 16 degrees east 518.9 feet to a concrete monument; thence south 74 degrees west 367 feet to an iron pin set in concrete; thence along a fence north 16 degrees west 56.6 feet to the beginning, containing 4.2 acres, more or less.

Being part of the real property conveyed to Zelma E. Mayfield, by deed from Grace Sharer and Vernon Sharer, dated August 12, 1947, filed August 18, 1947, and recorded in book 1514, page 162, Register's Office for said County.

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EXHIBIT E

A tract of land in the 14th, formerly the 12th, Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, County Surveyor, February 15, 1950, as follows:

Beginning at the northeast corner of the Joelton Elementary School Lot; thence with the northerly line of said School Lot, south 72° 30' West 184 feet; thence North 17° west 172 feet to the southerly margin of a 16-foot lane; thence with the southerly margin of said lane, North 72° East 184 feet; thence South 17° West 174.3 feet to the beginning, containing 0.73 acre, more or less, being part of the property conveyed to Mrs. Zelma E. Mayfield by deed from Grace Sharer and Vernon Sharer, of record in Book 1514, page 162, Register's Office for said County.

The right of ingress and egress is given Davidson County for the 16 foot Lane along the North of said 73/100 acre tract.

This is improved property located at and known as 7090 Whites Creek Pike, Joelton, Davidson County, Tennessee 37080.

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0526432
IDENTIF. & REFERENCE

98 DEC 17 AM 10:14
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

1816 12/17 0101 03CHECK 365.34

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11256 PAGE 794

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS	
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY	
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT	
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE	

AMT	365.00-00
CON TX	326.34
PRFEE	1.00
WDEED	3.60
CFEE	2.00
VOID	
WDEED	3.60-
WDEED	36.00
TOTAL	365.34
CHECK	365.34

12/17/98 01 10:15 0001 1816

0526432
IDENTIF. # REFERENCE

98 DEC 17 AM 10:14
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401268

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