- PICK-UP

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This instrument prepared by:
Dodson, Parker & Behm, P.C.
P. O. Box 1988066
Nashville, TN 37219
(615) 254-2291

BOOK 11571 PAGE 127

EXECUTRIX'S DEED OF DIVISION

ADDRESS OF NEW OWNER: SEND TAX BILL TO: MAP PARCEL NO.:
WILLIAM C. VANCE
5774 EATONS CREEK ROAD SAME Map _____
JOELTON, TENNESSEE 37080 Parcel ___

IN ORDER TO ADMINISTER the Estate of CORA LEE VANCE, Deceased, and pursuant to the Last Will and Testament of CORA LEE VANCE, Deceased, Grantor, ANNIE B. STEVENS, as Executrix of the Estate of CORA LEE VANCE, Deceased, Under the Last Will and Testament of CORA LEE VANCE, Deceased, of record in Book 213, page 694, Probate Court Clerk's Office for Davidson County, Tennessee, AND AS SUCH EXECUTRIX, but no further or otherwise, and does hereby transfer and convey unto WILLIAM C. VANCE, his successors, heirs and assigns (herein collectively "Grantee"), all of its right, title and interest in and to that certain real estate in Davidson County, Tennessee, more particularly described in the survey of Patrick S. Coode of John Kohl & Co. P.C., dated December 1, 1997, and in words and figures described as follows:

MET 07/13 0101 CHECK 18.00

> Beginning at an iron pin set in the easterly right of way of Old Hickory Boulevard at the northwesterly corner of the above described Tract No. 1, said corner lying 664.18 feet north of the northright of way of Freudeman Road; thence continuing with the right of way of Old Hickory Boulevard with a curve to the right with a Delta of 22 30' 23", a radius of 686.21 feet and an arc length of 269.55 feet to an iron pin set; thence N88 50'52"E, 80.00 feet; thence with a curve to the right with a Delta of 20 00' 00", a radius of 606.21 feet and an arc length of 211.61 feet; thence N71 09' 08"W, 63.46 feet to the

southerly right of way of said Oakland Road (or Carney Road); thence with the southerly right of way of said Oakland Road with the following three calls N47 13' 55" E, 142.51 feet; thence with a curve to the right with a delta of 28 56' 24", a radius of 175.00 feet and an arc length of 88.39 feet; thence N76 10' 19"E, 393.11 feet to an iron pin set at the northeasterly corner of the herein described tract and the northwesterly corner of the property now or formerly conveyed to the "Oakland Free Will Baptist Church" as being described in Book 5497, page 574, Register's Office for Davidson County, Tennessee; thence S15 47' 49" E, 166.40 feet to an iron pin set; thence N74 40' 22" E, 6.39 feet; thence S32 31' 39", 306.38 feet to the southeasterly corner of the herein described tract and being the northeasterly corner of the above described Tract No. 1, thence with the common line of Tracts No. 1 and 2 with the following two calls S71 05' 23"W, 433.87 feet to an iron pin set; thence S65 24'22" W, 400.00 feet to the easterly right of way of Old Hickory Boulevard and the point of beginning, and containing 7.88 acres more or less.

Being a part of the same property conveyed by Harry J. Cooper and wife, Cora Jones Cooper, to Robert L. Vance and wife, Cora Lee Vance, by deed of record in Book 1417, Page 409, Register's Office for Davidson County, Tennessee, and being a part of the same property conveyed by Robert L. Vance and wife, Cora Lee Vance, through a trustee to themselves, by deed of record in Book 7300, Page 825, Register's Office for Davidson County, Tennessee. Robert L. Vance predeceased Cora Lee Vance. Grantor, Annie B. Stevens, serves as Executrix of the Estate of Cora Lee Vance by Order of the Davidson County Probate Court in Case number 97P-870.

This is improved property, known as 6216 Old Hickory Boulevard, Nashville, Tennessee 37189.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said WILLIAM C. VANCE, his successors, heirs and assigns forever; Grantor, solely in her fiduciary capacity, but no further or otherwise, covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for limitations, restrictions, and

encumbrances, which may affect this property; and real property taxes, all of which real property taxes have been assumed by the Grantee.

Grantor, solely in her fiduciary capacity, but no further or otherwise, does further covenant and bind herself, her successors and assigns to warrant and forever defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under the said Grantor, but no further or otherwise.

WITNESS the hands of the duly authorized Executrix, this the 7th day of July, 1999.

Annie B. Stevens, Executrix

ANNIE B. STEVENS, Executrix
for Estate of Cora Lee Vance

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNIE B. STEVENS, with whom I am personally acquainted and who acknowledged herself to be a Executrix of the Estate of Cora Lee Vance, and that she being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate of Cora Lee Vance, as Executrix, but no further or otherwise.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 7th day of July, 1999.

NOTARY PUBLIC

My Commission Expires: 9-25-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is tax exempt pursuant to the provisions of Tennessee Code Annotated § 67-4-409.

Annie B. Stevens Executrix
AFFIANT

Sworn to and subscribed before me
this 7th day of July, 1999.

Lucia C. Burgett
NOTARY PUBLIC

My Commission Expires: 9-24-2001