STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE. (Further, this transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D)).

Davidson County DEEDWARR
Recvd: 10/23/02 12:57 4pgs
Fees:22.00 Taxes:0.00
20021023-0130046

Margie Binkley

Margie Binkley, co-Executor of the Estate of Lonie Howell a/k/a Lonnie Howell

Subscribed and sworn to before me on this 22 day of October 2002.

NOTARY PUBLIC
My commission expires:

LAURA TEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES: September 24, 2005

This instrument was prepared by:

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 315
Madison, Tennessee 37115

Address New Owner:	Send Tax Bills To:	Map-Parcel #:
Kathleen Maxedon 4234 Lakeshore Forrest Drive Missouri City, Texas 77459	Same	To be Assigned

EXECUTOR'S DEED OF PARTITION BETWEEN TENANTS IN COMMON

WHEREAS Lonie Howell a/k/a Lonnie Howell died on February 11, 1998 leaving a Last Will & Testament dated March 1, 1994. The Last Will & Testament was admitted to probate on February 23, 1998 in the Probate Court for Davidson County, Tennessee, case number 98P-277. Also on this date, the Court appointed **Margie Binkley** and **Eunice Campbell**, two of the decedent's children, as co-Executors. The Last Will & Testament named the decedent's seven (7) children, **Frances Goldtrap, J. A. Howell, Margie Binkley, Johnny Howell, Kathleen Maxedon, Eunice Campbell,** and **Elmer Howell** and one (1) step-child, **Nellie Brooks**, all individually, as the residuary distributes/beneficiaries of the Estate of Lonie Howell a/k/a Lonnie Howell.

WHEREAS Lonie Howell a/k/a Lonnie Howell was a widow at the time of her death; her husband, J. C. Howell, having pre-deceased her on May 16, 1970.

WHEREAS **Margie Binkley** and **Eunice Campbell** are duly qualified as co-Executors of the decedent's estate.

WHEREAS, pursuant to the decedent's Last Will & Testament, **Frances Goldtrap, J. A. Howell, Margie Binkley, Johnny Howell, Kathleen Maxedon, Eunice Campbell, Elmer Howell** and **Nellie Brooks** inherited and own together as tenants in common four (4) tracts of land in Nashville, Davidson County, Tennessee described as follows:

LAND in Davidson County, Tennessee, more particularly described in Quitclaim Deed of record in Book 5723, Page 678, Register's Office for said County, to which reference is hereby made for a more complete description; also containing 5.40 acres more or less and known as Map and Parcel 168-00-0 175.00 on the Tax Maps of Metropolitan Nashville and Davidson County, Tennessee.

BEING the same property conveyed to Lonie Howell, by Quitclaim Deed from Luther E. Cantrell, Jr., Trustee, of record in Book 5723, Page 678, Register's Office for Davidson County, Tennessee.

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LAND in Davidson County, Tennessee, more particularly described in Deed of record in Book 7896, Page 858, Register's Office for said County, to which reference is hereby made for a more complete description; also containing 5.14 acres more or less and known as Map and Parcel 168-00-0 209.00 on the Tax Maps of Metropolitan Nashville and Davidson County, Tennessee.

BEING the same property conveyed to Lonie Howell, by Deed from Lonie Howell, of record in Book 7896, Page 858, Register's Office for Davidson County, Tennessee.

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LAND in Davidson County, Tennessee, more particularly described in Quitclaim Deed of record in Book 1102, Page 286, Register's Office for said County, to which reference is hereby made for a more complete description; also containing 28.33 acres more or less and known as Map and Parcel 168-00-0 108.00 on the Tax Maps of Metropolitan Nashville and Davidson County, Tennessee.

BEING the same property conveyed to J. C. Howell and wife, Lonie Howell, by Deed from E. B. Rucker, a widower, of record in Book 1102, Page 286, Register's Office for Davidson County, Tennessee.

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LAND in Davidson County, Tennessee, more particularly described in Quitclaim Deed of record in Book 1102, Page 286, Register's Office for said County, to which reference is hereby made for a more complete description; also containing 4.00 acres more or less and known as Map and Parcel 168-00-0 213.00 on the Tax Maps of Metropolitan Nashville and Davidson County, Tennessee.

BEING the same property conveyed to J. C. Howell and wife, Lonie Howell, by Deed from E. B. Rucker, a widower, of record in Book 1102, Page 286, Register's Office for Davidson County, Tennessee.

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WHEREAS **Nellie Brooks** sold and conveyed and her residuary share under said Last Will & Testament to **Margie Binkley**.

WHEREAS pursuant to the Last Will & Testament of the decedent, **Margie Binkley** and **Eunice Campbell**, in their capacity as co-Executors, and **Frances Goldtrap, J. A. Howell, Margie Binkley, Johnny Howell, Kathleen Maxedon, Eunice Campbell,** and **Elmer Howell**, all individually, have terminated their tenancy in common and partitioned the afore-said four (4) tracts of land between the now seven (7) beneficiaries and devisees in eight (8) new separate tracts;

NOW, THERFORE, in accordance with, and pursuant to, the Last Will & Testament of Lonie Howell a/k/a Lonnie Howell and for the purpose of making a partition of the afore-said four (4) tracts of land between the seven (7) beneficiaries and devisees, (who inherited and have held said four (4) tracts as tenants in common), and for and in consideration of the premises and the sum of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Margie Binkley** and **Eunice Campbell,** co-Executors, hereby convey, remise, release and forever quitclaim unto **Kathleen Maxedon**, in her capacity as one of the now seven (7) beneficiaries and devisees of the decedent's estate, her heirs and assigns, all of **J. A. Howell, Margie Binkley, Johnny Howell, Frances Goldtrap, Eunice Campbell,** and **Elmer Howell's** right, title and interest, in and to that portion of the afore-said four (4) tracts of land in Nashville, Davidson County, Tennessee, more specifically described as follows:

Being a parcel of land located in Metropolitan Nashville-Davidson County, Tennessee, a portion of the Lonie G. Howell Heirs property as recorded and described above, bounded on the west by Wells and Slate, north by Tracts D and G, east by Waters and Ellis, south by Tracts C, F, B, and H, and served by a 50-foot ingress-egress easement to Hester Beasley Road, and being referred to for the purposes of this Deed as **Tract E** and more particularly described as follows:

Beginning at an iron rod on the original westerly boundary at the northwest corner of the tract herein described, same being the southwest corner of Tract D and lying S05° 18'W 676.82 feet from a 36" beech at the northwest corner of the Howell heirs property, also the southwest corner of McPherson as recorded in deed book 10460 page 849; thence,

along new division lines with Tract D N87° 56'30"E passing through an iron rod at 239.23 feet, a spike at the center of a 50-foot easement at 264.23 feet, a second iron rod at 289.23 feet, in all 349.23 feet to an iron rod; N39° 24' 15"E 291.06 feet to an iron rod; continuing along a new division line with Tract G N78° 37'E 557.47 feet to an iron rod on the original easterly boundary; thence,

along said easterly line with Waters as recorded in deed book 406 page 33747 S19° 11'E 205.50 feet to an iron rod at their southwest corner; continuing along the easterly line with Ellis as recorded in deed book 5806 page 886 S27° 20'E 56.80 feet to an iron rod; continuing along the easterly line with Roberts as recorded in deed book 6909 page 391 S54 36'W 162.35 feet to a 36"poplar; thence,

along new division lines with Tract C N85° 51'30"W 399.63 feet to an iron rod; continuing with Tract F S58° 45'W 302.00 feet to an iron rod; continuing with Tract B S87° 56'W passing through an iron rod at 101.00 feet, in all 126.00 feet to a spike in the center of a 50-foot easement road; continuing along a new division line with Tract B, same being the centerline of the 50-foot ingress-egress easement, S01° 00'E 200.00 feet to a spike; thence,

continuing along a new division line with Tract H N84° 42'W passing through an iron rod on the westerly margin of the easement at 25.0 feet, in all 291.08 feet to an iron rod on the original westerly boundary; thence,

along said westerly line with Wells and Slate as recorded in deed book 7170 page 745 N05° 18'E 297.84 feet to the beginning, containing 6.87 acres, more or less, subject to and served by a 50-foot ingress-egress easement to Hester Beasley Road, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated July 12, 2002.

This partition and conveyance are made subject to such limitations, restrictions and encumbrances as may affect the premises.

This partition and conveyance is also subject to an existing Ingress-Egress Easement more particularly described as follows:

Being a 50-foot ingress-egress easement serving Tracts A, B, D, E, G, and H of the Lonie Howell heirs property to Hester Beasley Road, the centerline of which is more particularly described as follows:

Beginning at a point on the northerly margin of Hester Beasley Road lying S63° 30'W 26.36 feet from an iron rod at the southeast corner of Tract A and southwest corner of Tract B; thence,

passing through Tract A N45° 00'W 186.95 feet; with a curve to the right having a radius of 189.86 feet, length of 205.45 feet, and chord of NI4° 00'W 195.57 feet; N17° 00'E 160.00 feet to a spike at the northeast corner of Tract A; thence,

along the westerly line of Tract B, same being the easterly line of Tract H N13° 00'E 226.50 feet; N08° 25'E 175.00 feet; N03° 00'E 109.00 feet to a spike at the northeast corner of Tract H; thence,

continuing along the westerly line of Tract B, same being the easterly line of Tract E N01° 00'W 200.00 feet to a spike at the northwest corner of Tract B; thence,

passing through Tract E N02° 27'E 133.10 feet to a spike on the southerly line of Tract D; thence,

continuing along the southerly margin of the easement herein described, same being the southerly line of Tract D and northerly line of Tract E, N87° 56'30"E passing through an iron rod at 25.0 feet, in all 126.00 feet to an iron rod; N39° 24'15"E 291.06 feet to an iron rod at the southwest corner of Tract G, said easement lying 50-feet north of and adjacent to these two lines, extending to the westerly boundary of Tract G, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated July 12,2002.

The co-Executors, by signing this Deed, release any right they have to recover this property in the event of the subsequent insolvency of this Estate.

Simultaneously herewith, **Kathleen Maxedon** is executing a similar Deed of Partition by which she conveys to **J. A. Howell, Margie Binkley, Johnny Howell, Frances Goldtrap, Eunice Campbell,** and **Elmer Howell**, all individually, all of her interest in that remaining portion of the afore-said four (4) tracts of land in Nashville, Davidson County, Tennessee, which is not herein conveyed.

WITNESS my hand this 22 day of October 2002.

Estate of Lonie Howell a/k/a Lonnie Howell

Margie Binkley

Margie Binkley, co-Executor

Eunice Campbell

Eunice Campbell, co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Margie Binkley** and **Eunice Campbell**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Davidson County, Tennessee, this _____ day of October 2002.



NOTARY PUBLIC

My commission expires: _____

* MY COMMISSION EXPIRES: * *
September 24, 2005