Davidson County DEEDWARR
Recvd: 08/01/05 16:17 2 pgs
Fees:13.00 Taxes:314.50
20050801-0089958

NEW OWNER(S) ADDRESS	SEND TAX BILLS TO
Katherine Radford	**Same**
P. O. Box 428	**Same**
Celina, TN 38551	**Same**

MAP/PARCEL: 34-13/55

EXECUTOR'S DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, **Charles D. Brown, Executor of the Estate of Samuel N. Chaffin** this day bargain, sell and convey unto **Katherine Radford**, her heirs and assigns, the following described tract or parcel of land, to wit:

BEING a part of the north part of Lot No. 22 and the northwest part of Lot No.23 on the map showing the Subdivision of the Edgemeade Farm, of record in Book 547, Pages 89 and 90, Register's Office for said County, and described according to a survey thereof made by John M. Sullivan, County Surveyor, December 31, 1945, as follows:

BEGINNING at a point in the easterly margin of the Gallatin Turnpike 1.5 feet east of the easterly margin of a stone wall, said point being 170 feet north of the north margin of Edgemeade Boulevard; thence with the easterly margin of said Pike northerly 308 feet to the northwest corner of Lot No. 22; thence with the north line of the same, South 89 deg. East 193 feet to the corner of Lots Nos. 22 and 23; thence with the north line of Lot 23 South 89 deg. East 18 feet, North 85 deg. East 87 feet and North 74-3/4 deg. East to the northeast corner of the property in question; thence southerly to a stake which is 195 feet north of the north margin of Edgemeade Boulevard; thence westerly parallel to the north margin of Edgemeade Boulevard, 318 feet more or less to a point which is 100 feet east of the easterly margin of the Gallatin Pike; thence southerly, parallel to the easterly margin of the Gallatin Pike, 30 feet to a point; thence westerly 100 feet to the point of beginning.

BEING the same property conveyed to Samuel N. Chaffin by deed of record in Book 8346, Page 463, Register's Office for Davidson County, Tennessee. The said Samuel N. Chaffin having since died. Pursuant to Last Will and Testament of Samuel N. Chaffin filed at Probate No. 2005P-101, Probate Court for Sumner County, Tennessee, Charles D. Brown was appointed Executor of the estate.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Samuel N. Chaffin, deceased**. The Executor herein conveys any and all interest that the said **Samuel N. Chaffin** had at the time of his death.

The Executor convenants that he has the authority on behalf of the **Estate of Samuel D. Chaffin**to make this conveyance to Viola Buford Family LP , its heirs and assigns.

WITNESS my hand this the 25th day of July, 2005.

Charles D. Brown
CHARLES D. BROWN, EXECUTOR

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said County and State, appeared **Charles C. Brown, Executor** with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of his own free will.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 25th day of July, 2005, at Gallatin, Tennessee.

NOTARY PUBLIC AT LARGE
Sumner County, TN
Brenda M. Yates
My Comm. Exp. November 30, 2005

Brenda M. Yates
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value of this transfer, whichever is greater is $85,000.00.

Charles D. Brown
AFFIANT

SWORN TO AND SUBSCRIBED before me this 25th day of July, 2005..

NOTARY PUBLIC AT LARGE
Sumner County, TN
Brenda M. Yates
My Comm. Exp. November 30, 2005

Brenda M. Yates
NOTARY PUBLIC

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

MCCLELLAN, POWERS, EHMLING & ROGERS, P.C.
116 PUBLIC SQUARE, SUITE 101
GALLATIN, TN 37066
(615) 452-5872