Davidson County DEEDQC
Recvd: 03/15/06 10:27 3 pgs
Fees:17.00 Taxes:0.00
20060315-0029682

GRACIELA LOPEZ
My Commission Expires
November 1, 2008

STATE OF TEXAS
COUNTY OF FORT BEND

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

Estate of Lera Kathleen Howell Maxedon

By: Bryan A. Maxedon
Bryan A. Maxedon, Executor

Subscribed and sworn to before me on this 7th day of March, 2006.

Graciela Lopez
NOTARY PUBLIC
My commission expires: 11-1-2008

This instrument was prepared by:

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 205
Madison, Tennessee 37115

Address New Owner:	Send Tax Bills To:	Map-Parcel No:
Bryan A. Maxedon 4234 Lakeshore Forrest Missouri City, Texas 77459	Same	168 00 0 240.00

EXECUTOR'S QUITCLAIM DEED

Lera Kathleen Howell Maxedon a/k/a Kathleen Maxedon died on December 3, 2002 leaving a Will dated December 17, 1980. The Will was admitted to probate on March 31, 2003 in the County Court at Law, Number Three, of Fort Bend County, Texas, case number 17571. The Will named Bryan A. Maxedon, the decedent's husband, as the Executor and sole residuary beneficiary. The Executor is duly qualified. The Executor, by signing this Deed, releases any right the Executor has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Will of Lera Kathleen Howell Maxedon a/k/a Kathleen Maxedon, Bryan A. Maxedon, Executor, quitclaims to Bryan A. Maxedon, individually and as sole residuary beneficiary and devisee, all right, title and interest in and to the following described real estate in Davidson County, Tennessee:

Being a parcel of land located in Metropolitan Nashville-Davidson County, Tennessee, a portion of the Lonie Howell Heirs property as recorded in Deed Book 1102, Page 286, Deed Book 5723, Page 678, and Deed Book 7896, Page 858, 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.

BEING the same property conveyed to **Kathleen Maxedon** by **Margie Binkley, J. A. Howell, Eunice Campbell, Johnny Howell, Frances Goldtrap,** and **Elmer Howell** by Quitclaim Deed, of record at Instrument number 20021030-0132775, Register's Office for Davidson County, Tennessee; the said **Kathleen Maxedon** having since died.

Said property 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.

This transfer is by quitclaim and I make no warranties about the title.

WITNESS my hand this 7th day of March, 2006.

Estate of Lera Kathleen Howell Maxedon

By: Bryan A. Maxedon
Bryan A. Maxedon, Executor

STATE OF TEXAS
COUNTY OF FORT BEND

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

WITNESS my hand and official seal at 8203 S. Kirkwood, Fort Bend County, Texas, this 7th day of March, 2006.

Graciela Lopez
NOTARY PUBLIC

My commission expires: 11-1-08

GRACIELA LOPEZ
My Commission Expires
November 1, 2008