Davidson County DEEDQC
Recvd: 12/21/07 13:32 3 pgs
Fees:17.00 Taxes:0.00

20071221-0146616

McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JULY 18, 2009

e actual consideration for this transfer is zero dollars.

Juliette Marie Mungovan
Affiant

Subscribed and sworn to before me on this
10 day of December 2007.

Notary Public

Commission Expires:

This instrument was prepared by:
Russell J. McCann
McCann and Hubbard
1804 Williamson Court Suite 201
Brentwood, Tennessee 37027

Address of New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Juliette Marie Mungovan. **7916 Old Harding Road** **Nashville, TN 37122-3909**	**New Owner**	**155-00-0-53.00**

EXECUTRIX' S DEED

KNOW ALL MEN BY THESE PRESENTS that Juliette Marie Mungovan, Executrix of the Estate of Charles Randall Mungovan, Sr. deceased, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, to complete the distribution of and closing of the Estate of Charles Randall Mungovan, Sr., having been duly admitted to probate in Davidson County, Tennessee, hereby conveys, remises, releases and forever quitclaims unto Juliette Marie Mungovan her heirs and assigns, all the estate's right, title and interest in and to the following real property:

The 24.33 acres tract located on the west side of McCrory Lane more particularly described as follows:

Land in the Ninth and Fourteenth Civil District of Davidson County, Tennessee, bounded by McCrory Lane on the East, the Phillip Brown heirs on the North, Smith on the West and South and partially by Brown heirs on the South, and more accurately described according to a survey of C. K. McLemore dated June, 1983 and May, 1984 as follows:

Beginning at an iron pin in the westerly margin of McCory Lane, said iron pin being at the common boundary of subject tract and the 26.94 acres tract belonging to Brown heirs; thence with the westerly margin of McCrory Lane in a generally southerly direction 154.7 feet to an iron pin; thence South 12 degrees 10 minutes 48 seconds West 50.0 feet to an iron pin; thence South 7 degrees 35 minutes 48 seconds West 100.0 feet to an iron pin; thence South 1 degree 52 minutes 48 seconds West 50.0 feet to an iron pin; thenceSouth 7 degrees 35 minutes 48 seconds West 175.3 feet to an iron pin being the common boundary between subject property and Brown heirs; thence North 60 degrees 05 minutes 49 seconds West 993.74 feet to a set rock being the Northeast corner of the Mary Smith property; thence North 82 degrees 31 minutes 26 seconds West 1,693.5 feet to an iron pin; thence North 2 degrees 23 minutes 50 seconds East 451.0 feet to an iron pin, being the common boundary of the Brown heirs property; thence South 79 degrees 44 minutes 14 seconds East 1,753.7 feet to an iron pin; thence South 70 degrees 03 minutes 28 seconds East 900 feet to the point of beginning, said tract containing 24.33 acres, more or less.

Being the same property conveyed to Charles R. Mungovan, Sr. by Quitclaim Deed from Mary E. Smith, dated October 25, 1999, of record as Instrument No. 19991207-0300724, Register's Office for Davidson County, Tennessee.

Included in the above description but excluded from the conveyance are the following two tracts:

Tract 1:

Less and except: Being a tract of land as shown on property Map 155, Assessor's Office and Lying on McCrory Lane in Davidson County, Nashville, Tennessee, bounded in General by McCrory Lane on the East; Charles R. Mungovan, Sr. remainder on the South and West; Charles R. Mungovan, Sr. Estate Tract 1 on the North, more particularly described as follows:

Beginning at an iron pin set on the West side of McCrory Lane (30' from the center), located N07 degree 35' 48" E 232.17' from an iron pin, the Northeast corner of the State of Tennessee (Natchez Trace Parkway) (Ref. Deed book 9310 Page 498 R.O.D.C.), thence leaving McCrory Lane and with 2 new lines N70 degree 52'53"W 843.04' to an iron pin set; thence N20 degree 42'27"W 191.34' to an iron pin set, the Southwest corner of Charles R. Mungovan, Sr. Estate Tract 1; thence with the South Line of said Tract 1, S70 degree 52'53"E 935.50' to an iron pin set on the West side of McCrory Lane; thence leaving Tract 1 and with the West side of McCrory Lane with a curve to the right having the following characteristics: Delta 00 degree 57' 54"; Radius 925.00'; Arc 15.58"; Tangent 7.79'; Chord S07 degree 06'51"W 15.58' to an iron pin set; thence S07 degree 35'48"W 134.42' to the point of beginning containing 3.00 acres, more or less and being a portion of the Charles R. Mungovan, Sr. property as recorded in instrument #19991207 Page 300724 (Grantor Mary E. Smith). Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and Dated April 15, 2005.

Being the same property conveyed to Charles Randall Mungovan, Jr. by Executrix's Deed from Juliette Marie Mungovan, Executrix of the Estate of Charles Randall Mungovan, Sr., dated June 2, 2005, of record as Instrument No. 20050809-0094322, Register's Office for Davidson County, Tennessee.

Tract 2:

Less and except: Being a tract of land as shown on property map 155 Assessor's Office and Lying on McCrory Lane in Davidson County, Nashville, Tennessee Bounded in General by McCrory Lane on the East, Tract 2 of Charles R. Mungovan, Sr., Estate on the South; Charles R. Mungovan, Sr., Remainder on the West; John A. Schick on the North, more particularly described as follows:

Beginning at an existing wood fence post on the West side of McCrory Lane (30' from the center), the Southeast corner of John A. Schick (Ref Instrument #20021104 Page 134889 R.O.D.C.), thence leaving Schick and with West side of McCrory Lane with a curve to the right having the following characteristics: Delta=09 degree 17'28''; Radius 925.00'; Arc 150.00'; Tangent 75.17'; Chord S01 degree 59'10''W 149.84' to an iron pin set, the Northeast corner of Charles R. Mungovan's, Sr., Estate Tract 2; thence leaving McCrory Lane and with the North line of said Tract 2, N70 degree 52'53"W 935.50' to an iron pin set; thence leaving Tract 2 and with a new line N21 degree 20'10"E 143.29' to an existing iron stake in the South line of the aforementioned John A. Schick; thence with Schick's South line S70 degree 52'53" E 885.82' to the point of beginning, containing 3.00 acres, more or less and being a portion of the Charles R. Mungovan, Sr., property as recorded as Instrument #19991207-300724 (Grantor Mary E. Smith) Register's Office for Davidson County, Tennessee, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and Dated April 15, 2005.

Being the same property conveyed to Rhonda Lynn Mungovan West by Executrix's Deed from Juliette Marie Mungovan, Executrix of the Estate of Charles Randall Mungovan, Sr., dated June 2, 2005, of record as Instrument No. 20050809-0094321, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 10 day of December 2007.

Juliette Marie Mungovan

Juliette Marie Mungovan, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Juliette Marie Mungovan, Executrix of the Estate of Charles Randall Mungovan, Sr., with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 10 day of December, 2007.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 18, 2009