GSPM Dee

Davidson County DEEDQC
Recvd: 02/05/08 12:41 5 pgs
Fees:27.00 Taxes:0.00
20080205-0011990

THIS INSTRUMENT PREPARED BY: **Andra J. Hedrick** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Judy Elaine Graves Affiant Subscribed and sworn to before me, this 24 day of January, 2008. Notary Public My Commission Expires: January 24, 2009

MARILYN HEIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Judy Elaine Graves James Henry Graves Mary Ann Graves Dudley 4487 Post Place, No. 140 Nashville, TN 37205	Same	Map 48 Parcel 35.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JUDY ELAINE GRAVES,** the duly-appointed Executor of the **ESTATE OF MATTIE LOU G. HORSLEY (a/k/a Mattie Lou Graves),** deceased (the "decedent"), who died on July 10, 2006, and whose estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 06P-1224, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's Will which was duly admitted to probate and of record at the Clerk's Office of the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), hereby releases, remises and quitclaims unto **JUDY ELAINE GRAVES, JAMES HENRY GRAVES and MARY ANN GRAVES DUDLEY**, all of the right, title and interest of the decedent and the

decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, described more particularly as follows:

A tract of land in the 14th Civil District of said County and State, described as follows, to-wit:

Beginning at a stone the East corner of tract No. 3; thence S 25 E 3.52 poles to a stone with Beech pointer; thence S 19 E 14.50 poles to stone; thence S 33 ½ E 24 poles to a stone, Blankenship's East corner, and beginning corner of tract No. 4; thence S 61 E 3.52 poles to a point in center of Dry Fork Road; thence S 81 E 34 poles to center of said road; S 61 E 9.43 poles to a point in center of said road, this being the N.E. corner of tract No. 4; thence N 3 E 168 poles to a stone; thence S 88 ¼ E 6 poles to an old stone corner in Hill's line; thence with Hill's line N 2 E 17.20 poles to a Cedar; thence S 70 W 21.80 poles to a stone in wire fence row; thence S 42 ½ W 15.24 poles to a small ash; thence S 56 ½ W 14.40 poles to a stone at corner of wire fence; this being the N.W. corner of tract No. 3; thence S 3 ¾ W 34.52 poles to a hackberry, this being the N.E. corner of tract No. 3; thence S 39 ½ W 60.40 poles to a large Cottonwood; thence S 10 ¾ E 24.84 poles to a point near creek; thence S 44 ¾ W 7 poles to the point of beginning, containing 53.97 acres more or less.

There is included in the above description but expressly excluded therefrom the following described property:

Lot No. 2 in Division of South portion of G. Henry Graves Tract in 14th Civil District, Davidson County, Tennessee, described as follows:

Beginning at a stake in southerly margin of Highway 112, being the northwest corner of Lot 1 in division of south portion of Graves Tract, and running thence with the westerly line of Not No. 1 S 20° 45' W 750 feet to a point in center of Dry Fork Road, the southwest corner of Lot No. 1; thence with the center line of Dry Fork Road N 81° W 45 feet to a point; thence N 61° W 140 feet to stone, Blankenship's east corner; thence with Blankenship's line N 33° 30' W 396 feet; thence N 19° W 239 feet to stone with beech pointer; thence N 25° W 58 feet to stone; thence N 44° 45' E 115 feet to point near Dry Fork Creek; thence N 10° 45' W 375 feet to Cottonwood; thence N 36° E 100 feet to point in southerly margin of Highway 112; thence with southerly margin of said Highway 112 S 51° E 335 feet, S 53° E 100 feet, S 54° 30' E 120', S 55° 15' W 300 feet to beginning, containing 10.73 acres.

INCLUDED but EXCLUDED therefrom is property conveyed to James H. Graves and wife, Linda Graves, by deed from Fred R. Graves and wife, Mattie Lou Graves, of record in Book 3901, Page 384, Register's Office of Davidson County, Tennessee, being more particularly described as follows:

Lot #3 of the North portion of Fred R. Graves Tract in the 14th Civil District, Davidson County, Tennessee.

Beginning at an iron pin in the East right of way of Highways 41A and #112 said point being 170 feet more or less from a large Cottonwood near Dry Fork Creek and said Cottonwood being same as shown on the map showing the Division of G. Henry Graves Tract, south portion made by Surveyor Wilkerson August 2, 1937, thence with Graves north line and Lokeys south line N 39° 30' E 465.0 feet to an iron pin, thence S 47° 36' E

125.0 feet to an iron pin, thence S 39° 30' W 465.0 feet to an iron pin in the east right of way of said highway, thence with the right of way along a curve having a Radius of 3820.0 feet 125.0 feet to the beginning containing 1.33 acres.

INCLUDED but EXCLUDED therefrom is property conveyed to Charles Sutton Brandon and wife, Judy E. Graves Brandon, by deed from Mattie Lou Graves, a widow, of record in Book 4929, Page 286, Register's Office of Davidson County, Tennessee, being more particularly described as follows:

A parcel or tract of land situated in the Fourteenth (14th) Civil District of Davidson County, Tennessee and more particularly described according to a survey made by John R. Bates, Surveyor, under date of June 26, 1975 as follows:

Beginning at a point in the northerly margin of U. S. Highway 41-A which point is 303.30 feet west of the center of Lloyd Road, thence north 3° 00 E 525 feet to a point, thence north 52° 30' west 250 feet to a point, thence south 3° 00 W 525 feet to a point to the north margin of said Highway 41-A, thence south 52° 30' east 250 feet along the northerly margin of said U. S. Highway 41-A to the point or place of beginning containing 3 acres plus.

INCLUDED but EXCLUDED therefrom is property conveyed to Donna L. Cozart, unmarried, by deed from Mattie Lou Graves, a widow, of record as Instrument Number 20051121-0140361, Register's Office of Davidson County, Tennessee, being more particularly described as follows:

A parcel or tract of land in Davidson County, Tennessee being more particularly described according to a survey made by Chandler Surveying, Jeffrey Patrick Chandler, Surveyor, RLS No. 2353, dated October 11, 2005, described as follows:

Beginning at an existing concrete monument which is the Southeast corner of James Lee West as of record in Book 4340, Page 728, Register's Office for Davidson County, and the Southwest corner of Fred R. Graves and Mattie Lou Graves as of record in Book 3848, Page 597, R.O.D.C.; thence N 40 deg. 40' 13" E a distance of 459.76' to an existing iron pipe beside a metal t-post; thence N 46 deg. 33' 13" W a distance of 175.01' to an existing iron pin at a metal t-post, the northwest corner of said West and a point in the line of Eric Ericson as of record in Book 5287, Page 407, R.O.D.C.; thence with Ericson N 40 deg. 44' 58" E a distance of 285.97' to an existing iron pin beside a metal t-post and the common corner to Marie Coleman as of record in Instrument Number 20020502005496, R.O.D.C.; thence with Coleman N 08 deg. 21' 10" E a distance of 147.98' to a set iron pin; thence with a new line severing the remainder of the Graves property as of record in Book 3848, Page 597, R.O.D.C. S 81 deg. 38' 52" E a distance of 200.00' to a set iron pin; thence S 08 deg. 21' 10 W a distance of 147.98' to a set iron pin, thence S 16 deg. 14' 17" W a distance of 427.38' to a set iron pin; thence S 31 deg. 28' 20" W a distance of 465.61' to a set iron pin in the North margin of Clarksville Highway, said iron pin being 1,211.58' more or less from the center line of Lloyd Road; thence with a curve turning to the right with an arc length of 250.00', with a radius of 3785.00', with a chord bearing of N 50 deg. 08' 55" W, with a chord length of 249.95' to an existing concrete monument, which is the point of beginning.

INCLUDED but EXCLUDED therefrom is property conveyed to Judyth Jones, married, by deed from James Henry Graves, Judy Elaine Graves and Mary Ann Graves Dudley, of

record as Instrument Number 20070521-0059981, Register's Office of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing iron pin on the north margin of Clarksville Highway, same being the southwest corner of Phyllis Tarkington as of record in Book 4929, Page 286, Register's Office for Davidson County, Tennessee; thence, with said margin North 54 deg. 19' 50" W a distance of 447.70' to a point; thence with a curve turning to the right with an arc length of 151.24' with a radius of 3785.00', with a chord bearing of N 53 deg. 11' 09" W, with a chord length of 151.23' to an existing iron pin, the same being the southeast corner of Donna Cozart as of record in Instrument 200511210140361, Register's Office for Davidson County, Tennessee; thence with said Cozart N 31 deg. 28' 20" E a distance of 465.61' to an existing iron pin and thence N 16 deg. 14' 27" E a distance of 298.64' to a new iron pin; thence severing the remaining portion of the property of Fred Graves as of record in book 3848, Page 597, R.O.D.C., S 19 deg. 57' 27" E a distance of 543.89' to an existing iron pin the same being the northwest corner of Tarkington; thence with said Tarkington S 03 deg. 00' 00" W a distance of 525.00' to an existing iron pin which is the point of beginning, having an area of 261361.0 square feet, 6.0 acres more or less.

INCLUDED but EXCLUDED therefrom is property conveyed to Terrell Broady and wife, Byrettia Broady, by deed from Judy Elaine Graves as the Executrix of the Estate of Mattie Lou Graves Horsley, of record as Instrument Number 20070813-0096384, as corrected in Instrument Number 20080118-0005807 Register's Office of Davidson County, Tennessee, being more particularly described as follows:

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being Lot No. 1 on a map showing division of the south portion of G. Henry Graves' Tract, shown on and described according to a survey made August 2, 1937, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a stake on the southwesterly margin of Highway No. 112, the northeast corner of Lot No. 2 on said map, conveyed to Thomas A. Graves by deed from G. Henry Graves and Mrs. Mattie G. Graves, of record in Book 1046, page 144, Register's Office for said County; and running thence south 55° 15' east, with the southwesterly margin of said Highway, 500 feet to a post, Campbell's northwest corner; thence south 3° west, with Campbell's western boundary line and crossing Dry Fork Creek, 570 feet, to the center of Dry Fork Road; thence with the center of said Road, north 61° west 157 feet and north 81° west 516 feet to said Thomas A. Graves' southeast corner; thence north 20° 45' east, with his eastern boundary line 750 feet to the beginning, containing 8.16 acres, more or less.

Being the same property conveyed to Mattie Lou Graves by Warranty Deed from Fred R. Graves, of record in Record Book 3848, Page 597, Register Office for Davidson County, Tennessee. Fred R. Graves having died on January 8, 1968 and Mattie Lou Graves subsequently remarried to Roy Horsley and became Mattie Lou Graves Horsley. Roy Horsley having died on November 22, 1996. Mattie Lou Grave Horsley having died on July 10, 2006, testate and unmarried, and by her Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket #06P-1224, the property was devised to her three (3) children, James Henry Graves, Mary Ann Graves Dudley and Judy Elaine Graves, the Grantees herein.

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

WITNESS my hand this 24 day of January, 2008.

Judy Elaine Grave, Executor of the Estate
of Mattie Lou G. Horsley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDY ELAINE GRAVES, EXECUTOR OF THE ESTATE OF MATTIE LOU G. HORSLEY,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of January, 2008.

Notary Public

My Commission Expires: January 24, 2009

MARILYN HECHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

324061.1/2007952