Davidson County DEEDQC
Recvd: 12/02/08 16:07 3 pgs
Fees:17.00 Taxes:0.00
20081202-0117061

PERSONAL REPRESENTATIVE'S DEED

This instrument prepared by:
WALTER K. CRAWFORD, JR
Attorney at Law
25 West Broad Street , Suite 13
Cookeville, TN 38501 2583

Tax Information:
Map - 178
Parcel - 008.00

Tax ID 178 00 0 008.00

Send Tax Bills To Owner:
Francis R. Toline Trust
636 Mountain Top Lane
Cookeville, TN 38506

Francis Raymond Toline died on December 24, 2007, in Putnam County, Tennessee, leaving a Will dated July 14, 1998. The Will was admitted to Probate on January 3, 2008, in the Probate Court, Putnam County, Tennessee, File No. 17154 and recorded in Will Book FF, pages 451-457, in the Circuit Court Clerk's Office of Putnam County, Tennessee. Edith M. Toline was appointed Personal Representative on January 3, 2008. The Personal Representative is duly qualified. The Personal Representative by signing this deed releases any right the Personal Representative has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the laws of the State of Tennessee, I, **Edith McPherson Toline, Personal Representative, Estate of Francis Raymond Toline,** quitclaim to **Eric M. Toline and Robert E. Toline, Co-Trustees of The Francis R. Toline Trust**, the right, title and interest of Francis Raymond Toline in the following described real estate located in the Ninth Civil District of Davidson County, Tennessee, as follows:

Lying and being on the East side of Highway 96, and described as follows:

Tract One

Beginning at a point, the intersection of the Easterly margin of State Highway 96 and the Northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, Page 242, Register's Office of Davidson County, Tennessee; thence with said Easterly margin of Highway 96, with a curve to the right 275.0 feet to a point, said curve having a chord of North 51 degrees 29 minutes West 274.9 feet; thence leaving said Easterly margin of Highway 96 in an easterly direction North 54 degrees 30 minutes East 955.0 feet to a point; thence in a Northeasterly direction North 19 degrees 12 minutes East 937.6 feet to a point in the Southerly line of the property conveyed to J. M. Groves et ux, as recorded in Book 1515, page 188, Register's Office of Davidson County, Tennessee; thence with Groves' Southerly line in an Easterly direction with the meanders of a fence South 88 degrees 12 minutes East 915.7 feet to a point in the Westerly line of the property conveyed to Linda Annese Claxton as recorded in Book 4176, Page 691, Register's Office of Davidson County, Tennessee; thence with said Westerly line in a Southerly direction with the meanders of a fence South 03 degrees 58 minutes West 717.0 feet to a point in the Northerly line of the property conveyed to W. A. Linton, et ux, as recorded in Book 3983, Page 592, Register's Office of Davidson County, Tennessee; thence with said Northerly line in a Westerly direction with the meanders of a fence North 84 degrees 26 minutes West 843.9 feet to a point, being a corner of the Linton property; thence continuing with Linton's boundary in a Southerly direction with the meanders of a fence South 15 degrees 45 minutes West 402.6 feet to a point; thence in a Southwesterly direction with Linton's boundary and said Maggie B. Allison's Northerly boundary South 54 degrees 30 minutes West 967.1 feet to a point in the Easterly margin of Highway 96 the point of beginning, containing 23.5 acres, more or less.

Lying and being on the North side of Highway 96, and described as follows:

Tract Two

Beginning at a concrete monument, being the Southwest corner of a tract conveyed to F. R. Toline in Book 4433, Page 546, Register's Office of Davidson County, Tennessee, (Tract One above) and running thence North 56 degrees 30 minutes East 967.1 feet to a point in W. A. Linton's and Toline's line; thence South 31 degrees 38 minutes 831.92 feet to the North margin of Highway 96 right-of-way; thence with said right-of-way North 59 degrees 07 minutes West 248.65 feet to a concrete right-of-way marker, thence North 73 degrees 39 minutes West 164.24 feet to the point of beginning and containing 3.79 acres, more or less.

Tract Three

Beginning at a State Highway marker on the North right-of-way of Highway 96 in the Southeast corner of Toline's 3.79 acre tract (Tract Two above); thence North 31 degrees 38 minutes West 831.92 feet to an iron pin; thence North 18 degrees 13 minutes East 4.71 feet to an iron pin in Toline's line; thence with Toline's line South 82 degrees 19 minutes East 441.67 feet to an iron pin at the Northwest corner of Tract No. 6; thence South 30 degrees 44 minutes West 1432.44 feet to the North right-of-way of Highway 96; thence with said right-of-way North 60 degrees 2 minutes West 211.75 feet to a highway marker on said right-of-way; thence North 41 degrees 18 minutes West 127.25 feet to the beginning.

Tract Four

Beginning at an iron pin in the Northerly right-of-way of Highway 96, being the Northeast corner of Lot 5 (Tract 3 above) sold to F. R. Toline and wife, running North 30 degrees 44 minutes East 1432.44 feet to an iron pin in Toline's South line; thence South 82 degrees 19 minutes East 294.67 feet to an iron pin in said line; thence South 30 degrees 54 minutes East 1544.21 feet to an iron pin in the North right-of-way line of Highway 96; thence North 60 degrees 4 minutes West 266.56 feet to the beginning and containing 9.18 acres, more or less.

This description was taken from the previous deed.

THE PREVIOUS AND LAST CONVEYANCES being a Deed from Edith McPherson Toline to Francis Raymond Toline of record in Book 7256, page 818, Register's Office of Davidson County, Tennessee.

I hereby transfer such title as I have as Personal Representative and otherwise make no warranties about the title.

WITNESS my hand on the date set by my signature.

Edith McPherson Toline 11-25-08

EDITH MCPHERSON TOLINE DATE
Personal Representative

This Deed by a Personal Representative to implement a testamentary device is exempt from the transfer tax on deeds pursuant to T.C.A. §67-4-409(a)(3)(D). No oath of value is required pursuant to T.C.A. §67-4-409(a)(5).

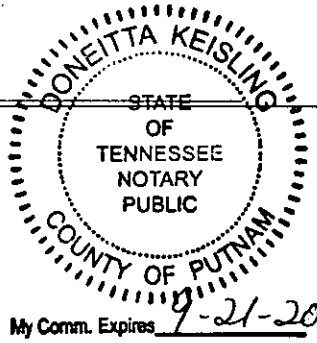
STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named **Edith McPherson Toline**, Personal Representative, Estate of Francis Raymond Toline, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he as such Personal Representative executed the attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS my hand and official seal this the 25 day of November, 2008.

Notary Public

My Commission Expires:



My Comm. Expires 9-21-2010