PICK-UP

BOK 31-B
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LRK

(1)

BILL GARRETT, Davidson County
Trans:T20090052366 DEEDWARR
Recvd: 08/03/09 13:46 7 pgs
Fees:37.00 Taxes:0.00
20090803-0072465

This Instrument Prepared By:
Sherrard & Roe PLC (LRK)
424 Church Street, Suite 2000
Nashville, TN 37219

# EXECUTOR'S DEED

Address New Owners:
Paradise Family Farm Partners
c/o George H. Paradise, Jr.
7568 Ridgewood Road
Goodlettsville TN 37072

Send Tax Bills To:
James L. Paradise, Jr.
P. O. Box 426
Joelton, TN 37080

Map/Parcel Number:
Map 16-00, Parcel 3
Map 10, Parcel 3

WHEREAS, Alberta Granstaff Paradise (the "Decedent") died on March 8, 2008, and Decedent's Last Will and Testament, dated June 9, 2004, (the "Will"), was admitted to probate on April 9, 2008, as File No. 08P-590 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division (the "Court");

WHEREAS, James L. Paradise, Jr. is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will, and, as Executor, is authorized to transfer estate assets in accordance with the Decedent's Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") to Paradise Family Farm Partners, a Tennessee general partnership, (the "Beneficiary") in order to settle matters of the Estate in accordance with the terms of the Will, the partnership interests being held in the following percentage interests: as more particularly set forth in the partnership agreement of Paradise Family Partnership;

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to the Beneficiary, its heirs, successors and assigns.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its heirs, successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that he can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 28th day of July, 2009.

James L. Paradise, Jr., Executor
Estate of Alberta Granstaff Paradise

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, a Notary Public in and for said State and County, James L. Paradise, Jr., who upon oath acknowledged that he is the Executor of the Estate of Alberta Granstaff Paradise, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28th day of July, 2009.

Notary Public

My Commission Expires: 5/22/10

EVALYN C. HOBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(D).

Affiant

Subscribed and sworn to before me this 28th day of July, 2009.

Notary Public

My Commission Expires: 5/22/10

EVALYN C. HOBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

EXHIBIT A
**Property Description**

**Tract 1 – Map 16-00, Parcel 3**

The following paragraph describes a tract of land in the 1st Councilmanic District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to George Hunter Paradise, et ux, by Helen C. Marshall, in a deed of record which is recorded in Deed Book 1808, Page 415, Register's Office for Davidson County, Tennessee, (RODCT).

**Beginning** at a fence post (old), in the northerly margin of Union Hill Road, the southwest corner of a tract of land which belongs to John R. Lyle, having a deed reference in Deed Book 4373, Page 759, RODCT, the southeast corner of this tract, and continuing with the northerly margin of Union Hill Road, as follows:
N 88°36'18" W, 115.37 feet to an iron pin (new);
thence with a curve to the left, having a radius of 367.34 feet, an arc distance of 187.90 feet, and a chord bearing of S 76°44'27" W, 185.86 feet to an iron pin (new), in the northerly margin of Union Hill Road;
thence with a curve to the right, having a radius of 25.00 feet, an arc distance of 49.04 feet, and a chord bearing of N 61°43'20" W, 41.55 feet to an iron pin (new), in the easterly margin of Ridgewood Road;
thence with the easterly margin of Ridgewood Road, as follows:
N 05°31'51" W, 563.70 feet to an iron pin (new);
thence with a curve to the left, having a radius of 840.71 feet, an arc distance of 126.20 feet, and a chord bearing of N 09°49'51" W, 126.08 feet to an iron pin (new), in the easterly margin of Ridgewood Road, in the southerly boundary of a tract of land which belongs to Bradford Lee Paradise, having a deed reference in Deed Book 5442, Page 249, RODCT;
thence, N 88°39'16" E, 333.57 feet to a fence post (old), the southeast corner of said tract of land which belongs to Bradford Lee Paradise, in the westerly boundary of said tract of land which belongs to John R. Lyle;
thence, S 06°22'36" E, 677.18 feet, to the point of beginning, containing **5.15 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated April 21, 2008.

The above described tract of land may be found on Tax Map 16-00, Parcel 3, in the Tax Assessor's Office for Davidson County, Tennessee, and is served by a perpetual easement of record in Book 5442, Page 249 RODCT more particularly described as follows:

A strip of land at all times 15 feet wide and parallel to the eastern boundary of the property (the common line between said property and the John R. Lyle property).

**Tract 2 – Map 10-00, Parcel 3**

The following paragraph describes a tract of land in the 1st Councilmanic District of Davidson County, Tennessee, each tract being a portion of that property which was conveyed to

George Hunter Paradise, et ux, by Helen C. Marshall, in a deed of record which is recorded in Deed Book 1808, Page 415, Register's Office for Davidson County, Tennessee, (RODCT).

**Beginning** at an iron pin (new), in the easterly margin of Ridgewood Road, the northwest corner of a tract of land which belongs to Billy Eugene Weaver, having a deed reference in Deed Book 10533, Page 406, RODCT, the southwest corner of this tract, and continuing with the easterly margin of Ridgewood Road, as follows:
N 50°24'38" W, 245.78 feet to an iron pin (new);
thence with a curve to the right, having a radius of 647.68 feet, an arc distance of 337.11 feet, and a chord bearing of N 35°29'58" W, 333.32 feet to an iron pin (new);
thence, N 20°35'19" W, 202.32 feet to an iron pin (new);
thence with a curve to the left, having a radius of 951.00 feet, an arc distance of 82.22 feet, and a chord bearing of N 23°03'55" W, 82.19 feet to an iron pin (new), in the easterly margin of Ridgewood Road;
thence with a new line, as follows:
N 46°41'13" E, 595.96 feet to an iron pin (new);
thence, N 00°00'00" E, 1072.21 feet to an iron pin (new);
thence, S 89°59'26" W, passing the northeast corner of a tract of land which belongs to Terry L. Hayes, having a deed reference in Deed Book 10198, Page 600, RODCT, and continuing in all 1109.15 feet to a fence post (old), in the easterly margin of Ridgewood Road, the northwest corner of said tract of land which belongs to Terry L. Hayes;
thence with the easterly margin of Ridgewood Road, as follows:
N 00°48'18" W, 16.09 feet to an iron pin (new);
thence with a curve to the left, having a radius of 467.00 feet, an arc distance of 73.42 feet, and a chord bearing of N 05°18'31" W, 73.34 feet to a rail road spike (new), at the intersection of the easterly margin of Ridgewood Road and the centerline of an old roadbed, the southwest corner of a tract of land which belongs to George H. Cochran, Jr., having a deed reference in Deed Book 3285, Page 327, RODCT;
thence, N 60°36'21" E, 307.17 feet to a point in the center of said old roadbed, a common corner of said tract of land which belongs to George H. Cochran, Jr., and a tract of land which belongs to Eugene Durocher, having a deed reference in Instrument No. 20010412-36212, RODCT;
thence continuing generally with the center of said old roadbed, and with the southerly boundary of said tract of land which belongs to Eugene Durocher, as follows:
N 58°12'18" E, 41.54 feet;
thence, N 51°31'25" E, 95.69 feet;
thence, N 45°43'30" E, 90.95 feet;
thence, N 35°31'49" E, 93.36 feet;
thence, N 25°49'06" E, 107.26 feet;
thence, N 09°15'39" E, 199.22 feet;
thence, N 01°49'12" W, 196.76 feet;
thence, N 21°32'44" E, 50.94 feet to a point in the center of said old roadbed, a common corner of said tract of land which belongs to Eugene Durocher, and a second tract of land which belongs to Eugene Durocher, having a deed reference in Instrument No. 20010412-36212, RODCT;
thence continuing generally with the center of said old roadbed, and with the southerly boundary of said second mentioned tract of land which belongs to Eugene Durocher, as follows:

N 40°08'37" E, 56.49 feet;
thence, N 47°40'42" E, 125.91 feet;
thence, N 53°50'50" E, 141.17 feet;
thence, N 59°06'33" E, passing a common corner of said second mentioned tract of land which belongs to Eugene Durocher, and a third tract of land which belongs to Eugene Durocher, having a deed reference in Instrument No. 20010412-36212, RODCT, and continuing in all 331.52 feet to a point in the center of said old roadbed, a corner of said third mentioned tract of land which belongs to Eugene Durocher;
thence continuing generally with the center of said old roadbed, and with the boundary of said third mentioned tract of land which belongs to Eugene Durocher, as follows:
N 24°53'18" E, 106.03 feet;
thence, N 11°01'18" W, 256.48 feet;
thence, N 01°09'16" E, 154.62 feet;
thence, N 25°12'50" E, passing a common corner of said third mentioned tract of land which belongs to Eugene Durocher, and a fourth tract of land which belongs to Eugene Durocher, having a deed reference in Instrument No. 20010412-36212, RODCT, and continuing in all 246.58 feet to a point in the center of said old roadbed, a corner of said fourth mentioned tract of land which belongs to Eugene Durocher;
thence continuing generally with the center of said old roadbed, and with the boundary of said fourth mentioned tract of land which belongs to Eugene Durocher, as follows:
N 09°15'27" W, 115.61 feet;
thence, N 24°29'49" W, 121.00 feet to an iron pin (new), a common corner of said fourth mentioned tract of land which belongs to Eugene Durocher, and a tract of land which belongs to Cathy D. Sewell, having a deed reference in Instrument No. 20050802-90417, RODCT;
thence, N 61°38'30" E, 60.26 feet to a point in the center of the South Fork Sycamore Creek, a corner of said tract of land which belongs to Cathy D. Sewell, marked by a witness pin (new), on the westerly bank of said creek;
thence generally with the center of the South Fork Sycamore Creek, as follows:
S 21°21'28" E, 53.97 feet;
thence, S 35°30'27" E, 59.45 feet;
thence, S 27°23'06" E, 167.51 feet;
thence, S 32°21'14" E, 70.32 feet;
thence, S 37°02'54" E, 106.58 feet;
thence, S 45°11'52" E, 84.00 feet;
thence, S 54°40'07" E, 167.60 feet;
thence, S 33°22'28" E, 57.17 feet;
thence, S 29°38'15" W, 88.75 feet;
thence, S 23°03'12" E, 90.61 feet;
thence, S 32°54'53" E, 82.66 feet;
thence, S 80°08'23" E, 52.75 feet;
thence, S 70°14'06" E, 299.93 feet;
thence, N 75°28'01" E, 108.81 feet;
thence, S 59°40'35" E, 45.34 feet;
thence, S 00°47'45" E, 90.12 feet;
thence, S 09°18'54" W, 92.69 feet;

thence, S 19°58'23" W, 119.00 feet;
thence, S 21°01'35" E, 257.05 feet;
thence, S 37°11'58" E, 117.57 feet;
thence, S 24°43'24" E, 222.57 feet;
thence, S 31°19'29" E, 121.53 feet;
thence, S 48°51'04" E, 178.56 feet;
thence, S 53°31'19" E, 39.09 feet to a point in the center of the South Fork Sycamore Creek, the northwest corner of a tract of land which belongs to Bradly Mitchell Warren, having a deed reference in Instrument No. 20030422-52719, RODCT, marked by a witness pin (new), on the westerly bank of said creek;
thence with the westerly boundary of said tract of land which belongs to Bradly Mitchell Warren, as follows:
S 09°15'08" W, 335.89 feet to an iron pin (old);
thence, S 09°28'16" W, 589.83 feet to a pipe (old), a common corner of said tract of land which belongs to Bradly Mitchell Warren, and a tract of land which belongs to E. G. Bracy, having a deed reference in Deed Book 4819, Page 184, RODCT;
thence, N 81°05'53" W, passing a common corner of said tract of land which belongs to E. G. Bracy, and a tract of land which belongs to John R. Lyle, having a deed reference in Deed Book 4373, Page 759, RODCT, and continuing in all 425.00 feet to an iron pin (new), the northwest corner of said tract of land which belongs to John R. Lyle;
thence with the westerly boundary of said tract of land which belongs to John R. Lyle, as follows:
S 08°30'56" W, 850.00 feet to an iron pin (new);
thence, S 22°25'14" W, 237.66 feet to an 18 – inch beech tree;
thence, S 18°20'00" W, 91.98 feet to an iron pin (new), a common corner of said tract of land which belongs to John R. Lyle, and said tract of land which belongs to Billy Eugene Weaver;
thence with the northerly boundary of said tract of land which belongs to Billy Eugene Weaver, as follows:
S 54°35'09" W, 143.82 feet to an iron pin (new);
thence, S 64°19'55" W, 117.00 feet to an iron pin (new);
thence, S 68°36'51" W, 250.00 fee to a 27 – inch poplar tree;
thence, S 29°11'13" W, 350.46 feet, to the point of beginning, containing **114.46 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated May 29, 2008.

The above described tract of land is served by a 20' Driveway Easement, which is described, as follows:

Beginning at an iron pin (new), in the easterly margin of Ridgewood Road, the southeast corner of a tract of land which belongs to Billy R. Carrigan having a deed reference in Instrument No. 20040507-52530, RODCT, the southwest corner of this easement, and continuing, with a new line, as follows:
N 15°22'52" E, 147.82 feet;
thence, N 36°45'52" E, 258.83 feet;
thence, N 61°51'45" E, 299.29 feet;

thence, N 53°36'05" E, 72.33 feet;
thence, N 34°24'50" E, 117.06 feet;
thence, N 59°32'19" E, 96.86 feet;
thence, S 00°00'00" E, 23.20 feet;
thence, S 59°32'19" W, 80.64 feet;
thence, S 34°24'50" W, 115.99 feet;
thence, S 53°36'05" W, 77.15 feet;
thence, S 61°51'45" W, 296.29 feet;
thence, S 36°45'52" W, 250.60 feet;
thence, S 15°22'52" W, 153.98 feet to a point in the easterly margin of Ridgewood Road;
thence with a curve to the left, having a radius of 951.00 feet, an arc distance of 22.34 feet, and a chord bearing of N 48°10'43" W, 22.34 feet, to the point of beginning, containing **0.45 acres**, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated May 29, 2008.

The above described tracts of land may be found on Tax Map 10-00, Parcel 3, in the Tax Assessor's Office for Davidson County, Tennessee.

Both tracts being part of the same property conveyed to George Hunter Paradise, Sr. and wife, Alberta Granstaff Paradise by deed of record in Book 1808, page 415, Register's Office for Davidson County, Tennessee. George Hunter Paradise died vesting title in his wife, Alberta Granstaff Paradise.