PICK-UP

(2)

Box 31-B
S+R
LRK

BILL GARRETT, Davidson County
Trans:T20090052366 DEEDWARR
Recvd: 08/03/09 13:47 4 pgs
Fees:22.00 Taxes:0.00
20090803-0072466

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

EXECUTOR'S DEED

Address New Owners:
George Hunter Paradise, Jr.
7568 Ridgewood Drive
Goodlettsville, TN 37072

Send Tax Bills To:
Same

Map/Parcel Number:
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 George Hunter Paradise, Jr. (the "Beneficiary") in order to settle matters of the Estate in accordance with the terms of the Will;

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, his 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, his 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

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

EXHIBIT A
Property Description
May 29, 2008
Tax Map 10, Parcel 3

The following paragraph describes a tract of land in the 1st Councilmanic District of Davidson County, Tennessee, being a portion of that property which was conveyed to George Hunter Paradise, et ux, by Helen C. Marshall, in a deed of record 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, said iron pin being located from 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,
N 50°24'38" W, 245.78 feet;
thence, N 35°29'58" W, 333.32 feet;
thence, N 20°35'19" W, 202.32 feet;
thence, N 23°03'55" W, 82.19 feet, **to the point of beginning**, the most southerly southwest corner of this tract, and continuing, as follows:

with a curve to the left, having a radius of 951.00 feet, an arc distance of 386.89 feet, and a chord bearing of N 37°11'48" W, 384.23 feet to 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;

thence, N 01°10'50" W, passing a common corner of said tract of land which belongs to Billy R. Carrigan, and 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 1175.10 feet to an iron pin (old), the northeast corner of said tract of land which belongs to Terry L. Hayes;
thence with a new line, as follows:
N 89°59'26" E, 690.13 feet to an iron pin (new);
thence, S 00°00'00" W, 1072.21 feet to an iron pin (new);
thence, S 46°41'13" W, 595.96 feet, to the point of beginning, containing **20.00 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 subject to a 20' Driveway Easement, which serves Tract 2 of the property conveyed to Paradise Family Farm Partners in a deed of record as Instrument No. 20090803-0072465, RODCT, more particularly 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, RORCT, 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.

This is improved property known as 7568 Ridgewood Road, Goodlettsville, Tennessee 37072.

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.