BILL GARRETT, Davidson County
Trans:T20090079362 DEEDQC
Recvd: 11/23/09 10:13 4 pgs
Fees:22.00 Taxes:0.00
20091123-0107276

THIS INSTRUMENT PREPARED BY:
Richard D. Bird, Esq.
Baker, Donelson, Bearman & Caldwell
A Professional Corporation
Suite 1000, 211 Commerce Street
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

ELIZABETH PACHCIARZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Toni M. Woodard
AFFIANT: **Toni M. Woodard**

Sworn to and subscribed before me this 19th day of Oct, 2009.

My Commission Expires: 1-9-2012

Elizabeth Pachciarz
NOTARY PUBLIC

FROM: Toni M. Woodard, Executrix of the Estate of Leonard Scott Vaughn, Deceased ("GRANTOR")

TO: Toni M. Woodard, Shara Dawn Woodard and Scott Edward Woodard ("GRANTEES")

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO:**
Toni M. Woodard 1041 Lemay Court Joelton, TN 37080	SAME	Tax Map/ Parcel : 05800001500
Shara Dawn Woodard 1041 Lemay Court Joelton, TN 37080	SAME	
Scott Edward Woodard 4461 Eaton's Creek Road Nashville, TN 37218	SAME	

EXECUTRIX DEED

Leonard Scott Vaughn died on July 2, 2008, leaving a Last Will and Testament dated October 24, 1988. The Will was admitted to probate on September 10, 2008, in the Probate Court for Davidson County, Tennessee under Docket Number 08P-1449. The Will named Delma Hutcherson Vaughn as Executrix. Delma Hutcherson Vaughn predeceased the Decedent, and Toni M Woodard is the duly

qualified and acting alternate Executrix by Order dated September 10, 2008. All debts of the decedent have been paid and the Tennessee Inheritance Tax return will be timely filed and a release obtained from the taxing jurisdiction.

Leonard Scott Vaughn and Delma Hutcherson Vaughn owned improved real property located at 4461 Eaton's Creek Road, Nashville, Tennessee 37218, as more fully described on **Exhibit "A"** attached hereto (the "Property"), as husband and wife. Delma Hutcherson Vaughn predeceased Leonard Scott Vaughn, passing the Property to Leonard Scott Vaughn as survivor. The Last Will and Testament of Leonard Scott Vaughn devised and bequeathed the Property to Toni M. Woodard, Shara Dawn Woodard and Scott Edward Woodard, in equal shares. The Executrix as Grantor hereunder, hereby conveys the property described in **Exhibit "A"** unto the beneficiaries, Toni M. Woodard, Shara Dawn Woodard and Scott Edward Woodard, equally, as tenants in common, their heirs and assigns.

This improved Property is known as 4461 Eaton's Creek Road, Nashville, Tennessee 37218.

AND NOW, GRANTOR, in her capacity of Executrix. only, does hereby quitclaim unto GRANTEES, their heirs and assigns, all of said decedent's interest in the Property described on **Exhibit A**, to which reference is here made, and said Property is conveyed, subject to taxes, applicable zoning regulations, building restrictions and set-back lines, if any, easements, rights-of-way and all other such limitations, restrictions and encumbrances as may affect the Property.

WITNESS my hand this 16 day of OCT, 2009.

ESTATE OF LEONARD SCOTT VAUGHN

By: Toni M. Woodard

Toni M. Woodard, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Pachciarz, a Notary Public in and for said County and State, the said Toni M. Woodard, Executrix of the Estate of Leonard Scott Vaughn, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument in her capacity as Executrix for the purposes therein contained, being authorized so to do.

Witness my hand and seal, at office on this 16 day of OCT, 2009.

Elizabeth Pachciarz
NOTARY PUBLIC

My Commission Expires: 1-4-2013

ELIZABETH PACHCIARZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
PROPERTY DESCRIPTION

Being a tract of parcel of land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, being part of the Home Place of Britton Nicholson, deceased, and more particularly described as follows: BEGINNING in the Jordan line and the west margin of New Eaton's Creek Road, thence in a northerly direction and with the west margin of said road, 717 feet more or less, to the lands formerly conveyed to J.H. Childers, et ux, of record in Book 1258, page 222, Register's Office for said County; thence in a westerly direction and with Childer's line, 852 feet, more or less, to an iron pin, being the southwest corner of the Childer's lands; thence in a northerly direction 85 feet, more or less, to the F.J. Nicholson line; thence in a westerly direction and with said Nicholson's line, 53 poles more or less, to a double hackberry on a hill; thence with the top of said hill, north 46° west 63.44 poles to a stake, two sugar trees and hackberry pointers, Breedlove's corner; thence with Breedlove's line, north 51° west 26 poles to a stake; thence north 87½° west 19 poles to a small hickory, the northwest corner of this tract; thence south 87.4 poles to a hickory, the southwest corner of this tract and the northwest corner of the Jordan lands; thence with Jordan's line, south 87° east 210 poles more or less to the point of beginning, being the southwest corner of the lands herein conveyed, and being all that portion of the land owned by J.J. Johnson, Trustee, and individually, lying west of the west margin of the New Eaton's Creek Road.

Included in the above described property, but specifically excluded herefrom is a tract of approximately 2 acres, to be conveyed to George N. Arrington and wife, and also a tract of 5.66 acres, more or less, to be conveyed to Martin R. Davis and wife, both being shown on a survey made Feb. 8, 1955, by Z.J. Wilkinson, Surveyor, leaving 57 acres more or less.

Being the same property conveyed to Leonard S. Vaughn and wife Delma A. Vaughn by Installment Deed of record in Book 2796, page 173, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Land in Davidson County, Tennessee, and being more particularly described as follows:

Being a part of the property conveyed to Leonard S. Vaughn and wife Delma Vaughn from W.J. Givens and wife Mable Givens.

Beginning at a point in the westerly line of Eaton's Creek Road at the northeast corner of the herein described property, thence along the westerly line of Eaton's Creek Road South 8 degrees and 00 minutes East for 85.00 feet to a point, thence leaving said road North 85 degrees and 00 minutes west for 583.5 feet to a point, thence North 75 degrees and 30 minutes West for 125.00 feet to a fence point at a gate, thence North 85 degrees and 00 West for a distance of 394.5 feet to a point, thence North 9 degrees and 00 minutes West for 558.6 feet to a point, thence North 81 degrees and 00 minutes East for 150.00 feet to a point, thence South 9 degrees and 00 East for 400.6 feet to a point, thence North 81 degrees and 00 West for 359.5 feet to a point, thence South

10 degrees and 00 minutes East for 85.00 feet to a point thence due East for a distance of 582.00 feet to the point of beginning and containing 5.06 Acres.

Being the same property conveyed to Leonard S. Vaughn and wife Delma Vaughn by Quitclaim Deed of record in Book 5673, page 470, Register's Office for Davidson County, Tennessee.

FURTHER INCLUDED IN THE ABOVE DESCRIPTIONS BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Land in Davidson County, Tennessee, and being more particularly described as follows:

Tract 9
Beginning at the point of intersection of the existing west margin of Eaton's Creek Road and the south boundary of the Leonard S. Vaughn property (Tract 10); thence with said existing margin southerly 230 feet, more or less to a point; thence with the north boundary of the Curl Fitts and Wife property north 83 degrees 29 minutes 49 seconds west 631 feet, more or less to a point; thence with the proposed north margin of State Route 155, (1) north 61 degrees 16 minutes 36.9 seconds east 162.90 feet, (2) having a 1,137.91 foot radius curve easterly 92.22 feet, (3) north 65 degrees 55 minutes 13.3 seconds east 34.76 feet to a point; thence with said south boundary north 86 degrees 40 minutes 24 seconds east 329.62 feet to the point of beginning and containing 2.05 acres and being part of the same property conveyed by W.J. Givens and Wife, Mable Givens to Leonard S. Vaughn and Wife, Delma A. Vaughn as of record in Book 2796, Page 173, Register's Office for Davidson County, Tennessee.

Tract 10
Beginning at the point of intersection of the existing west margin of Eaton's Creek Road and the north boundary of the Leonard S. Vaughn and Wife property (Tract 9); thence with said boundary south 86 degrees 40 minutes 29 seconds west 329.62 feet to a point; thence with the proposed north margin of State Route 155, (1) north 65 degrees 55 minutes 13.3 seconds east 171.33 feet, (2) having a 49.02 foot radius curve right and easterly 18.23 feet, (3) north 87 degrees 13 minutes 34.1 seconds east 143.45 feet to a point; thence with said existing margin southerly 66 feet, more or less to the point of beginning and containing 0.35 acres and being part of the same property conveyed by Leonard S. Vaughn and Wife, Delma Vaughn, to Leonard S. Vaughn as of record in Book 5673, Page 470, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Tennessee Department of Transportation by Warranty Deed of record in Book 8314, page 538, Register's Office for Davidson County, Tennessee