BILL GARRETT, Davidson County
Trans:T20090087835 DEEDQC
Recvd: 12/31/09 09:52 3 pgs
Fees:17.00 Taxes:0.00
20091231-0118806

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration for this transfer is zero dollars.

Barbara Thompson Roberts
Affiant

Subscribed and sworn to before me on this 28 day of December, 2009.

Notary Public

Commission Expires: COMMISSION EXPIRES JUNE 16, 2013

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

This instrument was prepared by:
Russell J. McCann
McCann, Hubbard & Solomon
1804 Williamson Court Suite 201
Brentwood, Tennessee 37027

| Address of New Owner as Follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| **Charles Randall Mungovan, Jr.**<br>**399 Page Drive**<br>**Mt. Juliet, TN 37122** | **New Owner** | **Map 169, Parcel 9.00** |

## EXECUTRIX' S DEED

KNOW ALL MEN BY THESE PRESENTS that Barbara Thompson Roberts, Executrix of the Estate of Juliette Marie Mungovan, deceased, Davidson County Probate Case No. 09P927, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, to complete the distribution of and closing of the Estate of Juliette Marie Mungovan, having been duly admitted to probate in Davidson County, Tennessee, hereby conveys, remises, releases and forever quitclaims unto **Charles Randall Mungovan, Jr.**, devisee, his heirs and assigns, all the estate's right, title and interest in and to the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Tract No. 3 of the unrecorded survey and plat made by C.E. Greek III, on July 23, 1975, and revised on April 23, 1976, and earlier dated beginning at an iron pin set in the Eastern margin of Lewis Road approximately 150' North of the intersection of Lewis Road and Old Harding Road, being the point of intersection of the said Northerly margin of Lewis Road and the Southerly lines of Charles B. Smith, thence N 34 deg. 47' W 280.51 feet to the point; thence N 38 deg. 52' W 194.90 feet to a point; thence N 43 deg. 49' W 270.46 feet to a point; thence N 35 deg. 00 W 128.92 feet to a point; thence N 19 deg. 23' W 289.16 feet to an iron pin set in the Northerly margin of Lewis Road where the said Northerly margin intersects with the Northerly line of the said property of Charles B. Smith; thence S 85 deg. 16' E 83.71 feet to an iron pin; thence S 86 deg. 03' E 86.90 feet to an iron pin; thence S 85 deg. 20'E 38.65 feet to an iron pin; thence S 81 deg. 48' E 64.20 feet to an iron pin; thence S 82 deg. 16' E 155.90 feet to an iron pin; thence S 82 deg. 10' E 163.52 feet to a tree; thence S 79 deg. 45' E 105.50 feet to a tree; thence S 68 deg. 36' E 108.61 feet to a tree; thence S 63 deg. 24' E 103.97 feet to a tree; thence S 68 deg. 03' E 114.94 feet to a tree; thence along a portion of the Westerly line of the property conveyed this date by the said Roy B. smith, et al, to Walter S. Smith, S 2 deg. 10' E 550.94 feet to an iron pin; thence S 55 deg. 00' W 354.75 feet to an iron pin; thence N 80 deg. 00' w 85.13 feet to the point of beginning; containing 13.6 acres, more or less.

*Being the same property conveyed to Charles R. Mungovan, et ux, Juliette Thompson Mungovan, by Warranty Deed, from Laura Mai S. Maddux, a single person, of record in Book 8618, page 440, Dated may 4, 1992, Register's Office for Davidson County, Tennessee.*

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

Land in Davidson County, Tennessee, on the Easterly side of Lewis Road, being part of the Laura Mai S. Maddux tract, as described in Book 504, page 508, Register's Office for said County, described as follows:

Beginning at an iron pin in the Northerly margin of Lewis Road, said point being the Southwest

corner of said property: thence S 80 deg. 00' E. 112.58 feet to an existing iron pin; thence N. 55 deg. 00' E. 292.83 feet to a point; thence N. 35 deg. 00' W. 120 feet to a point; thence S 55 deg. 00' W. 120 feet to a point; thence S 35 deg. 00' E. 100 feet to a point; thence S. 5 deg. 00' W. 164.55 feet to a point; thence N. 80 deg. 00' W. 124.15 feet to a point; thence with the Northerly margin of Lewis Road S. 34 deg. 47' E. 28.18 feet to the point of beginning, said tract containing 0.46 acres, more or less.

Being the property conveyed by Warranty Deed to Harpeth Valley Utilities District of record in Book 5407, page 54, Register's Office for Davidson County, Tennessee.

**INCLUDED IN THE ABOVE DESCRIPTION OF 13.6 ACRES IS A 0.23 ACRE PARCEL SUBJECT TO A CONVEYANCE OF A ONE-HALF UNDIVIDED INTEREST DESCRIBED AS FOLLOWS:**

A one-half undivided interest in and to the following described parcel of land in Davidson County, Tennessee.

Being a part of Tract #3 of the E.C. Greek, III property, described according to an unrecorded survey dated July 23, 1975, and revised on April 23, 1976, and being more particularly described according to an unrecorded survey of P. Anthony Chapdelaine, Jr., dated September 21, 1978, as follows:

Beginning at an iron pin in the easterly margin of Lewis Road, thence with the Parker line South 85 deg. 16 min. 00sec. East a distance of 83.37 feet to an iron pin; thence South 86 deg. 03 min. 11 sec. East a distance of 87.18 feet to an iron pin; thence South 83 deg. 08 min. 58 sec. East a distance of 37.26 feet to an iron pin at a large hickory thence leaving the Parker line and running South 06 deg. 51 min. 02 sec. West a distance of 50 feet to a large oak; thence North 83 deg. 08 min. 58 sec. West, passing an iron pin offset at 1.27 feet, in all 35.99 feet to an iron pin; thence North 86 deg. 03 min. 11 sec. West a distance of 86.26 feet to an iron pin thence North 85 deg. 16 min. 00 sec. West a distance of 62.50 feet to an iron pin near a small hickory, on the easterly margin of Lewis Road; thence with said margin, North 18 deg. 15 min. 09 sec. West 54.31 feet to the beginning, and containing .23 acres, more or less.

Said undivided one-half interest having been conveyed from Laura Mai S. Maddux and husband, Noel N. Maddux, to Herman T. Claxton and wife, Frances Oweise Claxton, by Warranty Deed of record in Book 5403, page 639, Register's Office for Davidson County, Tennessee.

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

Said property is subject to a Conservation Easement of record as instrument # 20091228-0117607 Register's Office for Davidson County, Tennessee.

WITNESS my hand this 28 day of December, 2009.

Barbara Thompson Roberts

Barbara Thompson Roberts, Executrix

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara Thompson, Executrix of the Estate of Juliette Marie Mungovan, with whom I am personally acquainted, and who proved to me that she is authorized to execute this instrument on behalf of the estate, and who further acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 28 day of December, 2009.

Notary Public

My Commission Expires:

