This instrument prepared by
FRED W. BEESLEY, JR.
404 James Robertson Parkway, Ste 1720
Nashville, TN 37219-1510
Phone 615/244-0554
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Grantor:
Carla J. Langley Smith, Executrix
6932 River Road Pike
Nashville, TN 37209

Map & Parcel:
101 168

BILL GARRETT, Davidson County
Trans:T20110019970 DEEDQC
Recvd: 04/05/11 14:49 4 pgs
Fees:22.00 Taxes:0.00
20110405-0026343

Grantee & Send Tax Notice To:
Thomas Lee Langley
6916 River Road Pike
Nashville, TN 37209

Mortgagee:
None

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction for real property is -ZERO-.

Thomas Lee Langley
Thomas Lee Langley
Grantee

Subscribed and sworn to before me, this the 30th day of December, 2010.

Joel K. Hargis
Notary Public

JOEL K. HARGIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: My Commission Expires AUG. 23, 2011

EXECUTRIX' DEED TO PARCEL 168 CONTAINING 7.54 (8.19) ACRES

LOCATED SOUTH OF RIVER ROAD PIKE, EAST OF STRINGFELLOW ROAD

AT 6916 RIVER ROAD PIKE, ROUTE #2, NASHVILLE, TN 37209

For no consideration whatsoever, Grantor Carla Jean Langley Smith, as Executrix of the Estate of her late father, Felix C. Langley, does hereby transfer and convey unto Thomas Lee Langley as an individual, hereinafter called Grantee, his heirs, executors and assigns, forever, all of the

Estate's right, title and interest (a one hundred per cent interest) in a certain tract of or parcel of land situated in Davidson County, Tennessee, and known as Map 101, Parcel 168, Route #2, River Road Pike, Nashville, TN 37209 and described as follows:

Approximately 7.54 (8.19, according to the Tax Assessor) acres, more or less, of improved land south of River Road Pike and East of Stringfellow Road in the Second Civil District of Davidson County, TN with public road frontage at 6916 River Road Pike.

Being part of the Tract No. 3 on a survey dated March 28, 1972, made by G. Barry Greer, Surveyor, and according to said survey, described as follows:

Beginning at a steel post in the southerly margin of River Road, same being the northeasterly corner of the property conveyed to Joe Pentecost and wife, by deed of record in Book 3979, page 635, RODC; thence with said margin R=2894.8' L=58' to an iron pin; thence South 47 degrees 34 minutes West 1154 feet to an iron pin; thence south 42 degrees 26 minutes East 360 feet to an iron pin in the root of a 12 inch hackberry in fence; thence South 71 degrees 50 minutes West 148 feet to a point in fence; thence South 68 degrees, 55 minutes West 146 feet to a point in fence; thence South 53 degrees, 52 minutes West 593.7 feet to a 30-inch elm at fence corner; thence North 88 degrees, 43 minutes West 334.7 feet to an iron pin set at a 30-inch elm at a fence corner; same being the southeasterly corner of the property conveyed to Felix Carlton Langley and wife, by deed of record in Book 3163, page 117, RODC; thence with the said Langley, William H. Hull and Joe Pentecost lines, North 47 degrees, 24 minutes East 2002.1 feet to the beginning, **containing 7.54 acres,** more or less.

This parcel was increased by Order of the Chancery Court for Davidson County, TN in Case No. 06-871-III styled F. Carlton Langley v. Virginia Campbell, tried July 1, 2008, entered July 21, 2008, granting Adverse Possession to Langley against Campbell, to lands: located in the 35th Councilmanic District of Davidson County, Tennessee and described according to a survey by R. L. Montoya Land Surveying Inc., Tenn No 697, dated April 14, 2006 as follows. Beginning at an iron rod (set), said point being the southwest corner of Parcel 165 on Tax Map 101, the property of Eugene W. Campbell of record in Deed Book 4950, Page 660, RODC, TN, the southwest corner of this described tract, the corner of Felix Carlton Langley as recorded in Deed Book 8483, Page 225, RODC, TN; thence with the north line of Campbell and this tract North 47 degrees 34 minutes East 69.15 feet to an iron rod (set) ; thence leaving said north line along the north line of this tract South 79 degrees, 09 minutes 53 seconds East 255.41 feet to an iron rod (set); thence South 4 degrees, 55 minutes, 44 Seconds East 69.02 feet to an iron rod (set); thence along the south line of this tract South 85 degrees, 4 minutes, 16 seconds West 226.75 feet to an iron rod (set) in the westerly line of Campbell; the easterly line of Langley; thence

with said westerly line North 42 degrees, 26 minutes; 0 seconds West 121.41 feet to the point of beginning, **containing 28,372.5 square feet, 0.65 acres,** more or less.

Driveway Easement Running with the Land: To serve the adjacent Parcel 191 and Parcel 79, the parties built and constructed an access road and right-of-way, across Parcel 168, on, to and from River Road Pike as shown on the survey of Rocky L. Montoya, Surveyor, dated November 6, 1992, attached to the Quitclaim Deed of Record at Book 8785, page 85, Register's Office for Davidson County (RODC). The said road is an easement running with the land for the benefit of Parcel 191 and Parcel 79 on, to and through Parcel 168 and was made a part of that previous conveyance.

Being a part of the same property conveyed to Jimmy P. Lockert, Trustee, by deed from Michael R. Campbell, of record at Book 8130, page 831, RODC.

Being a part of the same property conveyed by Warranty Deed from Jimmy P. Lockert, Trustee to Felix Carlton Langley, on October 31, 1991, of record in Book 8483, page 225, RODC.

Pursuant to T.C.A. 66-24-121, there is no change to the legal description of real property not contained in either the recorded deeds referenced herein, therefore no boundary survey has been made at the time of this conveyance.

After this conveyance, Thomas Lee Langley will own 100% of this property.

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

Witness my hand this 30th day of December, 2010.

Carla Jean Langley Smith, Executrix

Carla Jean Langley Smith, Executrix
Estate of Felix Carlton Langley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in the aforesaid County and State, the said Carla Jean Langley Smith, Executrix, with whom I am personally acquainted, or who presented to me satisfactory proof of identity and who acknowledged that she had authority and that

she executed the within instrument (Executrix' Deed) for the purposes therein contained.

Witness my hand and seal at office in Nashville, on this 30th day of December, 2010.

Notary Public

My Commission Expires: 8-23-11

JOEL K. HARGIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires AUG. 23, 2011

ExecDeed101168Langley10.617