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 75 and 77

Mortgagee:
None

Grantees
Carla J. Langley Smith
Thomas Lee Langley

Send Tax Notice To:
Carla J. Langley Smith
6932 River Road Pike
Nashville, TN 37209

BILL GARRETT, Davidson County
Trans:T20110019970 DEEDQC
Recvd: 04/05/11 14:49 4 pgs
Fees:22.00 Taxes:0.00
20110405-0026344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Carla Jean Langley Smith
Grantee

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

Notary Public

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

My commission expires: 8-23-11

My Commission Expires AUG. 23, 2011

EXECUTRIX' DEED TO PARCEL 75 (1.8 ACRE) AND PARCEL 77 (1 ACRE)

LOCATED SOUTH OF RIVER ROAD PIKE, EAST OF STRINGFELLOW ROAD

AT 6934 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 Carla Jean Langley Smith (herself) and Thomas Lee Langley (her brother), hereinafter called Grantees, their heirs, executors and assigns, in equal shares, an undivided fifty percent interest as tenants in common, forever, all of the Estate's right, title and interest (a fifty per cent interest) in two contiguous parcels

of land situated in Davidson County, Tennessee, and known as Map 101, Parcel 75 containing 1.8 acres, more or less, and Parcel 77 containing 1.0 acres, more or less, located at Route #2, River Road Pike, Nashville, TN 37209 and described as follows:

Being the same property conveyed by Edward C. White, Trustee to father, Felix Carlton Langley and son, Thomas Lee Langley and daughter, Carla Jean Langley by deed filed April 20, 1990 of record in book 8092, page 351. Register's Office for Davidson County (RODC), leaving each with a 1/3 interest.

Being a part of the same property conveyed by son Thomas Lee Langley to father, Felix Carlton Langley and sister, Carla Jean Langley by Quit claim Deed of record in book 8785, page 79, RODC on November 13, 1992, leaving Felix Carlton Langley and Carla Jean Langley each with a ½ interest.

Parcel 75 consisting of 1.8 acres, more or less, is improved land located South of River Road Pike and East of Stringfellow Road in the Second Civil District of Davidson County, TN fronting on River Road Pike, and shown on the Montoya survey of record in Book 8785, page 87, RODC. The Tax Assessor has appraised this Parcel 75 as of January 1, 2009 at $44,703 for Land, $1,600 for Improvements, and $46,303 Total.

Sometimes referred to as TRACT I: Land more particularly described according to a survey by S. H. Hutchinson, Surveyor, dated July 8, 1950 as follows:

Beginning at a point in the center of River Road at the northeast corner of the property conveyed to H. L. Sawyers and wife, by deed from Eley Sawyers and wife, of record in Book 1629, page 29, RODC; thence with the center of said River Road, South 65 degrees East 110 feet; thence South 24 degrees West 354 feet to a point in the northerly boundary line of the property conveyed to Luther E. Cullum and wife, by deed from Eley D. Sawyers and wife, of record in Book 1554, page 595, RODC; thence with the northerly boundary line of said Cullum property, South 65 degrees West 264 feet and North 50 degrees West 127 feet; thence North 52 degrees East 51 feet to a mock orange in the easterly boundary line of said H. L. Sawyers' property; thence with the easterly boundary line of said Sawyers' property, North 37.5 degrees East 189 feet to the beginning.

Driveway Easement Running with the Land: To serve the nearby Parcels 74, 79 and 191, the parties built and constructed an access road and right-of-way, across Parcel 75, 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 Parcels 74, 79 and 191 on, to and through Parcel 75 and is made a part of that previous conveyance.

Parcel 77 consisting of 1.0 acres, more or less, is unimproved land located South of River Road Pike and East of Stringfellow Road in the Second Civil District of Davidson county, TN, not fronting on any public road, and shown on the Montoya Survey of record in Book 8785, page 87, RODC. The Tax Assessor has appraised this Parcel 77 as of January 1, 2009 at $21,835 for Land.

Sometimes referred to as TRACT II: Land more particularly described according to a survey by S. H. Hutchinson, Surveyor, dated July 8, 1950 as follows:

Beginning at a small mock orange tree in the Will Hulan line, about 184 feet from the center of River Road in front of the Watkins Chapel Church Building; thence South 55 degrees West 137 feet to a small tree at the rear to an elm tree; thence South 50 degrees East 177 feet to a small oak tree in the Will Hulan line; thence North 44 degrees East 503 feet, more or less, with the Will Hulan line to the beginning.

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

The Estate of Felix Carlton Langley owned one half of this parcel and Carla Jean Langley Smith owned the other half. After conveyance of the Estate's one half interest, Carla Jean Langley Smith owns an undivided three quarters and Thomas Lee Langley owns an undivided one quarter of these Parcels 75 and 77.

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

ExecDeed101-75-77Langley10.619