THIS INSTRUMENT PREPARED BY:
Grayson Smith Cannon, Esq.
CANNON & CANNON, ATTORNEYS, P.C.
Post Office Box 749
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BILL GARRETT, Davidson County
Trans:T20120021711 DEEDQC
Recvd: 03/26/12 13:55 3 pgs
Fees:17.00 Taxes:0.00
20120326-0025515

Based on information provided by the parties.

CO-EXECUTORS DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Chester Michael Waggoner, Sr.	Same	Part of 017 00 0 116.00
113 Draper Drive		
Goodlettsville, TN 37072		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Sworn to and subscribed before me, this 23 day of March, 2012.

Marjorie Nance
AFFIANT

Jennifer Pruett
NOTARY PUBLIC

JENNIFER SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14

MARJORIE NANCE and CHESTER MICHAEL WAGGONER, SR., Co-Executors of the Will of MARGARET WAGGONER, deceased, by the power conferred by said Will, and every other power, for Ten Dollars ($10.00) paid, conveys and quitclaims to CHESTER MICHAEL WAGGONER, SR., the following real property:

Being a tract of land in the 10th Councilmanic District of Davidson County Tennessee, and a portion of that property conveyed to C. W. Waggoner, et ux. in DB 903, PG 259 R.O.D.C.T. and more accurately described according to a survey by Tommy E. Walker R.L.S. TN LIC. NO. 1465 dated 02/29/12 as follows:

Beginning at a set iron pin in the southerly margin of Lower Walkers Creek Road, said pin being in the easterly line of Lannie McGehee in DB 5461, PG 132 R.O.D.C.T., and the most northwest corner of herein described tract; Thence leaving said McGehee with said margin and a curve to the left (I= 12°57'31", R= 1600.85' & CB= N 89°34'04"E, 361.29') L 362.07' to a set iron pin a common corner to tract 2 on the same survey; Thence leaving said margin with said tract 2 for the next six calls: S 08°1 1'36"E, 527.86' to a set iron pin; Thence S 17°19'59"W, 213.03' to a set iron pin; Thence S 26°05'17"W, 200.64' to a set iron pin; Thence S 27°22'36"W,

218.05' to a set iron pin; Thence S 54°21 '53"E, 805.33' to a set iron pin; Thence N 25°46'5 l"E, 231.37' to a set iron pin in the line of W. E. Ayers in DB 4267, PG 553 R.O.D.C.T.; Thence with said Ayers S 53°30'44"E, 396.83' to a existing corner stone at a fence corner in the line of A. F. Waggoner in DB 1429, PG 181 R.O.D.C.T.; Thence leaving said Ayers with said Waggoner S 33°51'42"W, 652.86' to a 48" white oak in the line of Kenneth Hitt in DB 3843, PG 103 R.O.D.C.T.; Thence with said Hitt for the next four calls: N 23°27'25"W, 125.99' to a wood corner post; Thence N 84°55'17"W, 561.46' to a set iron pin; Thence N 87°47'09"W, 544.38' to set iron pin; Thence S 33°26'40"W, 346.50' to a set iron pin in the line of Donnie Scott in DB 11,447, PG 874 R.O.D.C.T.; Thence with said Scott N 08°38'38"E, 208.43' to a existing iron pin at a corner post, a common corner to Charlene Spurlock in QCD 7267, PG 855 R.O.D.C.T.; Thence with said Spurlock for the next three calls: N 03°50'58"W, 450.65' to a existing iron pin; Thence N 44°18'49"W, 158.00' to a existing iron pin; Thence N 39°09'56"E, 555.68' to a existing iron pin, a common corner to previous said McGehee; Thence with said McGehee for the next two calls: N 39°09'56"E, 269.44' to a dead hackberry tree in a fence line; Thence N 02°35'26"E, 831.08' to the point of beginning containing 36.883 acres.

The above described tract is served by a 30' ingress, egress easement described as follows: said easement lying 15' and parallel to the following described centerline, Beginning at a point in the southerly margin of Lower Walkers Creek Road, said point being located S 70°36'32"W, 26.77' from the most northeast corner of tract two; Thence leaving said margin with said centerline S 46°16'25"W, 85.29' ; Thence S 34°09'38"W, 392.06' to a point in the easterly line of the above described tract.

Being a portion of the same property conveyed to C. W. Waggoner, et ux. Margaret Waggoner by deed of record in Book 903, page 259, Register's Office for Davidson County, Tennessee. The said C. W. Waggoner having died February 6, 1974, thus leaving the entire tract to his surviving spouse, Margaret Waggoner and the said Margaret Waggoner having died July 21, 2011, leaving a Last Will and Testament of record as Docket No. 11P-1363, Probate Court for Davidson County.

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

This is unimproved property known as Lower Walkers Creek Road, Goodlettsville, Tennessee 37072.

WITNESS my hand this 23 day of March, 2012.

Marjorie Nance

MARJORIE NANCE
Co-Executor

CHESTER MICHAEL WAGGONER, SR.
Co-Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, MARJORIE NANCE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 5/20/14

JENNIFER SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, CHESTER MICHAEL WAGGONER, SR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 5/20/14

JENNIFER SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.