THIS INSTRUMENT PREPARED BY:
Grayson Smith Cannon, Esq.
CANNON & CANNON, ATTORNEYS, P.C.
Post Office Box 749
122 East Cedar Street
Goodlettsville, Tennessee 37070-0749
(615) 851-1880

Based on information provided by the parties.

BILL GARRETT, Davidson County
Trans:T20120021711 DEEDQC
Recvd: 03/26/12 13:56 3 pgs
Fees:17.00 Taxes:0.00
20120326-0025516

CO-EXECUTORS DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Majorie A. Waggoner Nance	Same	Part of 017 00 0 116.00
2842 Lower Walkers Creek Rd		
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.

AFFIANT

NOTARY PUBLIC

My Commission Expires: 5/2014

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

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 MARJORIE A. WAGGONER NANCE, 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 a common corner of W. E. Ayers in DB 4762, PG 553 R.O.D.C.T,, and the most northeast corner to herein described tract; Thence leaving said margin with said Ayers for the next five calls: S 37°23'04"E, 459.73' to a corner post; Thence S 29°30'00"W, 643.50' to a set iron pin; Thence S 03°46'34"W, 264.00' to a 30" dead elm in a fence corner; Thence S 33°30'00"E, 109.89' to a set iron pin; Thence S 53°30'44"E, 275.41' to a set iron pin; Thence now leaving said Ayers with tract one of the same survey for the next six calls: S 25°46'51"W, 231.37' to a set iron pin;

Thence N 54°21'53"W, 805.33' to a set iron pin; Thence N 27°22'36"E, 218.05' to a set iron pin; Thence N 26°05'17"E, 200.64' to a set iron pin; Thence N 17°19'59"E, 213.03' to a set iron pin; Thence N 08°1 1 '36"W, 527.86' to a set iron pin in the southerly margin of previous said Lower Walkers Creek Road; Thence with said margin and a curve to the left (1= 12°57'3 1", R 1600.85' & CB' N 76°36'33"E, 361.29') L= 362.07' to the point of beginning containing 15.032 acres.

The above described tract is subject to 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 improved property known as 2842 Lower Walkers Creek Road, Goodlettsville, Tennessee 37072.

WITNESS my hand this 8 day of March, 2012.

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 23rd 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.