BILL GARRETT, Davidson County
Trans:T20130060307 DEEDQC
Recvd: 07/16/13 08:43 3 pgs
Fees:17.00 Taxes:0.00
20130716-0073216

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.

EXECUTORS DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Kenneth Brown	Same	Map 63
148 Eveningstar Cay		Par. 52-53-54
Naples, FL 34114		

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 12 day of July, 2013.

Peggy Richardson
AFFIANT

JENNIFER SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/20/14

PEGGY RICHARDSON, Executrix of the Will of CLYDE A. BROWN, JR., deceased, by the power conferred by said Will, and every other power, for Ten Dollars ($10.00) paid, conveys and quitclaims the 50% undivided interest of the deceased, CLYDE A. BROWN, JR. in the following real property to the following persons in the following shares:

50% to CLYDE A. BROWN, III;
25% to RAY RICHARDSON and PEGGY RICHARDSON, Husband and Wife, as Tenants by the Entireties; and
25% to be further divided as follows:
one-third (1/3) to DARLENE PENNINGTON;
one-third (1/3) to MAURENE DALTON;
one-sixth (1/6) to CHRISTY FRY; and
one-sixth (1/6) to TIFFANY DURACHECK,

A tract of land in the 11th Civil District of Davidson County, Tennessee, being part of tract conveyed to Bessie Menees Gee by Robert Menees and being of record in Deed Book 754, page 49, R.O.D.C. Tennessee, which deed was corrected by quit claim deeds from Effie Menees Gee of record in Book 1969, page 6, R.O.D.C. and Ed S. Menees of record in Book 1969, page 9, R.O.D.C. The tract of land herein conveyed begins at a point on S.W. corner of Tract No.

11 and Menees Road of the Hillin Farm Subdivision according to a survey by John D. Kerr, Surveyor, made in November, 1950; thence Westwardly 50 feet bounded by the right-of-way of Menees Road; thence North on a line parallel to the West boundary of tract No. 11 to Tract No. 8 of said survey of the Hillin Farm Subdivision, said Tract No. 11 being part of the same property conveyed to C. A. Brown, Sr. by Sue Evelyn Hillin Province, et al, of record in Book 1916, P. 33 R.O.D.C. thence S. 68-1/2° East to the corner of Tracts Nos. 8, 7, and 11 of said survey of said Subdivision; thence S. 1-3/4° W. 37 poles to the beginning.

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being parts of lots Nos. 1 and 2 on the Plan of the Gibson Harris Land, said plan being of record in plan book 1, page 34, of the Chancery Court at Nashville, Davidson County, Tennessee, and being tracts Nos. 5, 6, 7, 8, 9, 10 and 11 of the Kuhn Farm Subdivision, described according to a survey made by John D. Kerr, Surveyor, in November of 1950, as follows: and also a small "V shaped" piece of land lying north of Menees Road and east of Hudson Road where same intersects said Menees Road, said plan has no calls on this small tract of land.

Tracts Nos. 5 to 11 inclusive are described as follows;

Beginning on the northerly margin of Menees Road where same intersects Hudson Road, said beginning point being the southeast corner of tract No. 5; thence with the north margin of Menees Road, north 80° west 63.5 poles to the southwest corner of tract 11; thence with the west line of tract 11 north 37 poles to the corner of tracts Nos. 7 and 8; thence with the southwest line of tract 8 north 68-1/2° west 16.6 poles; thence north 43° east 18.2 poles; thence north 68-1/2° west 18.9 poles; thence north 43° east 46.2 poles to the westerly margin of Hudson Road; thence with the westerly margin of said Road south 30° east 107 poles to the beginning of a slight curve in said Road; thence south 16-1/4° east 8 poles to another curve; thence south 2° west 6.9 poles to the point of beginning.

Being the same property conveyed to Kenneth Brown and C.A. Brown, Jr. by deed from First American National Bank of Nashville and Kenneth Brown as Co-Trustees under the Will of C.A. Brown, Sr. of record in Book 4851, page 417, Register's Office for Davidson County, Tennessee.

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

This is unimproved property known as 0 Hudson Road, Madison, Tennessee.

WITNESS my hand this 12 day of July, 2013.

Peggy Richardson

PEGGY RICHARDSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, PEGGY RICHARDSON, 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 12 day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 5/20/14

