BILL GARRETT, Davidson County
Trans:T20130107077 DEEDQC
Recvd: 12/26/13 14:18 4 pgs
Fees:22.00 Taxes:0.00
20131226-0130012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
ROBERT B. YOUNG, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES ARTHUR DEAN ET. AL	**SAME**	**Tract I: 096-09-0-157.00** **Tract II: 096-09-0-202.00** **Tract III: 096-09-0-201.00** **Tract IV: 095-11-0-022.00**
(NAME) **901 MORELAND HILLS DRIVE**	(NAME)	
MT JULIET, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CHARLES ARTHUR DEAN AND BETTY RUTH DEAN, INDIVIDUALLY AND AS CO-EXECUTORS OF THE ESTATE OF KARLEEN B. DEAN A/K/A/ MILDRED KARLEEN DEAN, FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE IN THE GRANTEES,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY **A ONE-HALF UNDIVIDED INTEREST TO CHARLES ARTHUR DEAN AND WIFE, DEBORAH LEAH DEAN, TENANTS BY THE ENTIRETIES, AND A ONE-HALF UNDIVIDED INTEREST TO BETTY RUTH DEAN, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, THE FOLLOWING TRACTS OR PARCELS OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property Descriptions as to Tracts I, II, and III, and IV found on attached Exhibit A

As to Tract I and III:

Being part of the same property conveyed to Arthur F. Dean and wife, Mildred Karleen Dean, by deed from Clarence O. Ingram, Trustee, dated February 12, 1974 of record in Book 4789, page 613, Register's Office for Davidson County, Tennessee.

As to Tract II:

Being the same property conveyed to Arthur F. Dean and wife, Karleen B. Dean, by deed from Charles Douglas Bullington and wife, Lutie Mai Bullington, dated January 31, 1955 of record in Book 2341, page 159, Register's Office for Davidson County, Tennessee.

As to Tract IV:

Being the same property conveyed to Arthur F. Dean by deed from Herlen D. Davidson and wife, Bonnie B. Davidson dated July 9, 1958 of record in Book 2796, Page 121, Register's Office for Davidson County, Tennessee.

The said Arthur F. Dean having died April 30, 1987, leaving Mildred Karleen Dean, his surviving tenant by the entirety. The said Mildred Karleen Dean having since died testate on June 29, 2013 devising her real property to be administered under her will as personalty. See Petition for Probate In Re: Estate of Karleen B. Dean, Deceased-Case Number 13P-1429, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **413, 415, & 417 DONELSON PIKE, 429 WOODBERRY DRIVE, NASHVILLE, TN 37214**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26 day of December, **2013.**

Charles Arthur Dean

Charles Arthur Dean, Co-Executor of the Estate of Karleen B. Dean

Betty Ruth Dean

Betty Ruth Dean, Co-Executor of the Estate of Karleen B. Dean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles Arthur Dean and Betty Ruth Dean,** individually and as co-executors of the estate of Karleen B. Dean, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26 day of December, **2013.**

My Commission Expires: July 7, 2014

Robert B. Young

Notary Public

ROBERT B. YOUNG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Tract I:
Map & Parcel #096-09-0-157.00

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 1 of Twin Lawn Subdivision as shown by Plan of record in Book 2331, Page 9, Register's Office for said County, described as follows:

Lot No. 1 is at the northeast corner of Donelson Pike and Lakeland Drive and is more particularly described as follows:

Beginning at a point in the northerly margin of Lakeland Drive at the common corners of Lots Nos. 1 and 20; thence in a westerly direction along the northerly margin of Lakeland Drive a distance of 250.2 feet to a monument; thence in a northwesterly direction around a curve with a radius of 25 feet a distance of 39.4 feet to a monument in the easterly margin of Donelson Pike; thence in a northerly direction along the easterly margin of Donelson Pike a distance of 90.9 feet to a point at the common corners of Lots Nos. 1 and 2; thence in an easterly direction along the line dividing Lots Nos. 1 and 2 a distance of 275.3 feet to a point in the westerly margin of Lot No. 20; thence in a southerly direction along the line dividing Lots Nos. 20 and 1 a distance of 115 feet to the point of beginning.

Lot No. 19 fronts 86 feet on the northerly side of Lakeland Drive and runs back between lines 235.4 feet on the westerly side and 231.9 feet on the easterly side to a dead line in the rear and measures 95 feet on said dead line.

Lot No. 20 fronts 87 feet along the northerly side of Lakeland Drive and runs back between lines 240.7feet on the westerly side and 235.4 feet on the easterly side to a dead line in the rear and measures 73.8 feet on said dead line.

This is improved property known as: 413 Donelson Pike, Nashville, TN 37214.

Tract II
Map & Parcel #096-09-0-202.00

Land in Davidson County, Tennessee, lying in the Third Civil District, described as follows, to wit;

Beginning at a point in the easterly margin of Donelson Pike at the Southeast corner of the intersection of said Pike and Lakeland Drive, said point being also the beginning of a curve having a radius of 25 feet; thence northeasterly around said curve 39.2 feet to a point in the southerly margin of said Drive; thence with the southerly margin of said Drive South 87° 10' East 414.3 feet to a point in said southerly margin of said Drive;

thence continuing with said margin of said Drive and with a slight curve thereof, easterly 60.6 feet to a point, said point being the Northwest corner of Lot No. 91 on the Plan of Twin Lawn as of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee; thence with the westerly line of said Lot No. 91 South 3° 04' West 180 feet to a point in said line; thence North 87° 10' West 493.75 feet, more or less, to a point in the easterly margin of Donelson Pike; thence with the easterly margin of said Pike North 3° 04' East 156.25 feet, more or less, to the point of beginning.

This is improved property known as: 415 Donelson Pike, Nashville, TN 37214.

Tract III
Map & Parcel #096-09-0-201.00

Land in the 3rd Civil District of Davidson County, Tennessee, as follows:

Shown as Parcel No. 201 on Map 96-9 on the Property Map and Records System, Davidson County, Tennessee, described as follows: Beginning at a point at a common corner with property as conveyed to Arthur F. Dean and wife, Karleen B. Dean, by deed of record in Book 2341, Page 159, Register's Office for Davidson County, Tennessee, said point being in the easterly margin of Donelson Pike; thence easterly with line of said Dean 474.32 feet, more or less, to the westerly boundary line of Twin Lawn Subdivision as of record in Book 2133, Page 9, Register's Office for Davidson County, Tennessee; thence southerly with said westerly boundary line of Twin Lawn Subdivision 177 feet, more or less to a point; thence westerly with line of Perry Heights Church of Christ property 490 feet, more or less, to a point in the easterly margin of Donelson Pike; thence northerly with said margin of Donelson Pike 178.43 feet, more or less, to point of beginning.

This is improved property known as: 417 Donelson Pike, Nashville, TN 37214.

Tract IV
Map & Parcel #095-11-0-022.00

Land in Davidson County, Tennessee, being Lot No. 1, Cloverdale Subdivision, as of record in Book 2133, page 9, Register's Office for said County.

Said Lot No. 1 fronts 159.7 feet along the curve on the northerly side of Woodbury Drive, and runs back 145 feet on the westerly line and 180 feet on the easterly line to a dead line in the rear on which it measures 63.2 feet.

This is improved property known as: 429 Woodberry Drive, Nashville, Tennessee 37214