BILL GARRETT, Davidson County
Trans:T20150036325 DEEDWARR
Recvd: 05/11/15 14:54 3 pgs
Fees:17.00 Taxes:0.00
20150511-0043058

This Instrument Was Prepared By:
Brian Ragan
REYNOLDS, POTTER, RAGAN & VANDIVORT, PLC
210 East College Street
Dickson, Tennessee 37055
615.446.2221

Address New Owner:	Send Tax Bills To:	Map & Parcel:
Patricia C. Cowan	Same	
147 Fulgem Cemetery Road		14300002900
Burns, Tennessee 37029		

EXECUTRIX'S DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PENNY L. LANGSTON, as *Executrix for the Estate of Rebecca M.J. Vanns*, pursuant to the Last Will and Testament of Rebecca M.J. Vanns, of record in Will Book "A-1", Pages 27-30, in the Probate Court for Dickson County, Tennessee, Docket No. 12-12-128-P, hereby conveys all right, title and interest held by the *Estate of Rebecca M.J. Vanns* in and to the property described herein to PATRICIA C. COWAN, her heirs and assigns, being a tract or parcel of land lying and being situated in Davidson County, Tennessee, and more fully described as follows:

Land in the 9th, formerly the 14th Civil District, of said County and State, described according to a survey made by Hickerson & Smith Engineering Co., August 23, 1965, as follows:

Beginning at an iron pin in the westerly line of a 43-acre tract conveyed to W.R. Knight by deed from B.Y. Vaughn, of record in book 85, page 603, Register's Office for said County, at a point 406.6 feet south of the southwest corner of a 7.29 acre tract heretofore conveyed by W.R. Knight to James Leech; thence south 2° west 292.8 feet to a stake on ridge; thence south 76° east 537.9 feet to a fence post; thence south 30° 30' east 141.9 feet to a fence post; thence south 48° 15' east 54 feet to a stake in the westerly line of a 10-foot strip conveyed to Nashville, Chattanooga and St. Louis Railway by deed from Maggie Clark Owens, et al, of record in book 1291, page 594, said Register's Office; thence with said line, north 26° 30' east 100 feet to a stake; thence south 63° 30' east 10 feet to an old established railroad wire fence; thence with same, north 26° 30' east 231 feet to an iron pin; thence north 70° west 833.2 feet to the beginning, containing 4.6 acres, more or less.

Being the same property conveyed to John G. Vanns and wife, Rebecca J. Vanns, by Warranty Deed from W.W. Owens, Jr., and wife, Jewell H. Owens, dated August 3, 1966, and of record in Book 4043, Page 20, in the Register's Office of Davidson County, Tennessee. Also, being the same property title to which vested in Rebecca J. Vanns upon the death of her husband, John G. Vanns, by reason of their tenancy by the entirety.

This conveyance is subject to the right-of-way of Highway 100.

This conveyance is subject to the right-of-way of the Nashville, Chattanooga & St. Louis Railway to expand to its full chartered width.

This conveyance is further subject to an Agreement for Dedication of Easement Water Mains and Appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Warranty Deed Book 7569, Page 392, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to an Easement Deed by Court Order in Settlement of Landowner Action in favor of U.S. Sprint Communications Company, as noted and recorded January 14, 2014 as Instrument Number 20140114-0003778, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with all the estate, title and interest thereunto belonging unto the said PATRICIA C. COWAN, her heirs and assigns, forever. I covenant with the said PATRICIA C. COWAN, that as *Executrix of the Estate of Rebecca M.J. Vanns*, and pursuant to her Last Will and Testament, I have a good and perfect right to make this conveyance and that the same is free and unencumbered. And I do further covenant and bind the *Estate of Rebecca M. J. Vanns* to warrant and forever defend the title to said real estate unto the said PATRICIA C. COWAN, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and signature, this 7th day of May, 2015.

Penny L. Langston

PENNY L. LANGSTON, *Executrix for the Estate of Rebecca M.J. Vanns*

STATE OF TENNESSEE]
COUNTY OF DICKSON]

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named PENNY L. LANGSTON, AS *Executrix for the Estate of Rebecca M.J. Vanns*, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, in the County and State aforesaid, this 7th day of May, 2015.

Debra M. Burns
NOTARY PUBLIC

My Commission Expires:

DEBRA M. BURNS STATE OF TENNESSEE NOTARY PUBLIC HUMPHREYS COUNTY
MY COMMISSION EXPIRES: April 12, 2016

STATE OF TENNESSEE]
COUNTY OF DICKSON]

I hereby swear or affirm that the actual consideration for this transfer is **$ -0-**.

Penny L Langston
PENNY L. LANGSTON, *Affiant*

Subscribed and sworn to before me this 7th day of May, 2015.

Debra M. Burns
NOTARY PUBLIC

My Commission Expires:

DEBRA M. BURNS STATE OF TENNESSEE NOTARY PUBLIC HUMPHREYS COUNTY
MY COMMISSION EXPIRES: April 12, 2016