BILL GARRETT, Davidson County
Trans:T20170034217 DEEDQC
Recvd: 04/24/17 10:53 5 pgs
Fees:27.00 Taxes:0.00
20170424-0039836

QUITCLAIM DEED OF EXECUTOR

GRANTOR	FORREST FURMAN EVANS, JR. EXECUTOR OF THE ESTATE NELLE DeBERRY EVANS DECEASED	SEND TAX NOTICES TO:	PART OF CHEATHAM COUNTY PROPERTY TAX MAP: 51/PARCEL 16 AND PART OF DAVIDSON COUNTY PROPERTY TAX MAP 28/PARCEL 1.01
GRANTEE:	BARBARA LEE BURNS SNELL LIVING TRUST 6200 BIOTA TRAIL JOELTON, TN 37080	SAME	SAME

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Under Tennessee Code Annotated 67-4-409(a)(3) (D) This instrument is exempt form the transfer tax as a distribution of realty to the beneficiary of a will.

FORREST FURMAN EVANS, JR, Executor of the Estate of Nelle DeBerry Evans, Deceased

SWORN TO and SUBSCRIVED BEFORE ME this 24 day of April 2017

JASON BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: July 6, 2020
(SEAL)

Notary Public

This instrument prepared by: Forrest Evans 6040 Biota Trail, Joelton, TN 37080 (615) 876-0100

This Executor's Deed is intended to and to carry out certain devises of real estate, land and buildings, set forth in item Seventh of the Last Will and Testament of Nelle DeBerry Evans dated June 5, 2009, and probated by order of the Chancery Court (Probate Division) for Cheatham County, Tennessee on the 21st day of September, 2010 in Case No. P-2006.

RECITALS:

1. By Warranty Deed dated dated April 3, 1961 of record in Deed Book 103, page 43, Register's Office for Cheatham County, Tennessee, and also of record in Deed Book 3221, page 454, Register's Office for Davidson County, Tennessee, a tract of land consisting of 95 acres, lying partially in each county, was conveyed to Forrest F. Evans and wife, Nelle DeBerry Evans. This tract was frequently described by them as the *Airstrip property.*

2. Forrest F. Evans died on August 10, 1990. He was survived by his wife, whose correct name was Nelle DeBerry Evans , and who was the same person referred to as Nellie DeBerry Evans in the Warranty Deed described in the preceding paragraph. As the surviving tenant by the entireties, Nelle DeBerry Evans became the sole owner of the property at the death of Forrest F. Evans.

3. Nelle DeBerry Evans, a resident of Cheatham County, Tennessee, died on August 27, 2010. Her last Will and Testament, dated June 5, 2009, was probated in the Chancery Court (Probate Division) for Cheatham County, Tennessee on the 21st day of September, 2010, in Case No. P2006, and is of record in Probate Book 12, page 157 in the office of the Clerk and Master of the said County.

4. By item Seventh of the Will, the Testatrix, Nelle DeBerry Evans, devised the 95 acres of the *Airstrip Property* as follows: 75 acres to her son Forrest Furman Evans Evans, Jr. and 20 acres to Barbara Snell, the

divorced wife of her son, Curtis Roy Evans. The Will authorized and directed Forrest Furman Evans, Jr., the Executor of the Will, to partition the Airstrip Property by survey and legal description, and to execute appropriate legal instruments to set apart and convey 20 acres to Barbara Snell, while retaining 75 acres individually as devisee. Barbara Snell has directed that the realty devised to her be deeded to the Barbra Snell Living Trust, of which she is both Trustee and beneficiary.

5. By boundary survey dated 01/27/11, Jeffery Patrick Chandler, Tennessee Registered Surveyor Number2353, described the metes and bounds of the 75 acres to be set apart and conveyed to Forrest F. Evans, Jr. Individually, with the devise fo the remaining 20 acres to Barbara Snell, to be confirmed by an Executor's Deed conveying the balance of the original 95 acres to the Barbara Lee Burns Living Trust, of which she is both Trustee and beneficiary.

6. In order to complete the partition as authorized and directed by the will of Nelle DeBerry Evans, the Executor is executing and delivering two Deeds to the devisees, one to Forrest F. Evans, Jr., individually for the 75 acres described by the Chandler Survey, and a separate Deed to the Barbara Lee Burns Snell Living Trust for the remaining 20 acres as described in the Deed to Forrest F. Evans and Nelle DeBerry Evans, dated April 3, 1961, but with an exclusion of the 75 acres deeded to Forrest F. Evans, Jr.

7. Executor's deeds to carry into effect devises of lands under the Will of Nelle DeBerry Evans will provide an appropriate 50-foot easement (except as mentioned below in the description) for ingress to, and egress from, the parcels of land through which they pass and to which they which they run. This easement shall constitute both a charge upon, and a benefit to, such lands during ownership by the devisee under the Will and grantees under the executor's Deeds and during subsequent ownership by their successors in interest.

CONVEYANCE

In consideration of the foregoing, Forrest Evans, Jr., Executor of the Estate of Nelle Deberry Evans, hereby quitclaims, transfers and conveys to the Barbara Lee Burns Snell Living Trust, a tract of 20 acres of the *Airstrip Property,* described as follows:

DESCRIPTION OF ORIGINAL 95-ACRE TRACT OF *AIRSTRIP PROPERTY*

Land in the 2nd Civil District of Cheatham County, Tennessee and in the 14th Civil District of Davidson County, Tennessee, described according a survey made by Lewis R. Mefford, Jr., Surveyor, February 20th, 1961, as follows:

Beginning at an iron pin set is C. C. Cagle's and Edward W. Thompson's line, the northeast corner of the tract of land conveyed to Thompson by deed from W. R. Durham, *et al.;* thence south 2 degrees 44 minutes, west 719.4 feet to an iron pin; thence with the Council of Jewish Women's line the following calls and distances, all indicated by iron pins: south 63 degrees 20 minutes west 234.4 feet, south 68 degrees 6 minutes west 180 feet, south 69 degrees 03 minutes west 207 feet, south 63 degrees 43 minutes west 220 feet, south 64 degrees 41 minutes west 114 feet, south 71 degrees 40 minutes west 114 feet, south 19 degrees 28 minutes west 61 feet, south 27 degrees 32 minutes east 136 feet, south 37 degrees 07 minutes east 138 feet, south 34 degrees 18 minutes east 141 feet, south 26 degrees 14 minutes east 186 feet, south 38 degrees 37 minutes east 100 feet, south 83 degrees 45 minutes east 114 feet, south 72 degrees 54 minutes west 30 feet, south 58 degrees 14 minutes west 87 feet, south 18 degrees 05 minutes east 92 feet, south 30 degrees 02 minutes east 105 feet, south 30 degrees 18 minutes east 175 feet, south 35 degrees 11 minutes east 148 feet, south 52 degrees 53 minutes east 98 feet, south 50 degrees 32 minutes east 117 feet, south 25 degrees 49 minutes east 107 feet, south 35 degrees 11 minutes east 159 feet, north 59 degrees 05 minutes west 142 feet, north 26 degrees 05 minutes west 125 feet, north 58 degrees 53 minutes west 170 feet, north 43 degrees 20 minutes west 216 feet, north 36 degrees 06 minutes west 162 feet, north 54 degrees 50 minutes west 185 feet, north 1 degree 08 minutes west 85 feet, north 29 degrees 58 minutes west 196 feet, north 31 degrees 46 minutes west 206 feet, north 39 degrees 47 minutes west 204 feet, north 34 degrees 18 minutes west 210 feet, north 78 degrees 40 minutes west 704 feet, south 69 degrees 24 minutes

west 1642 feet, south 20 degrees 35 minutes east 165 feet, south 33 degrees 30 minutes east 205 feet, south 32 degrees 18 minutes east 138 feet, south 29 degrees 13 minutes east 205 feet, south 20 degrees 55 minutes east 100 feet, south 24 degrees 10 minutes east 98 feet, south 18 degrees 48 minutes east 204 feet, south 22 degrees 30 minutes east 135 feet, south 33 degrees east 125 feet, south 40 degrees 01 minute east 249 feet, south 33 degrees 36minutes east 115 feet, south 48 degrees 59 minutes east 165 feet, south 59 degrees 20 minutes east 92 feet, south 57 degrees 53 minutes east 145 feet, to an iron pipe in Ruben Biggs' line, thence with Biggs' line south 51 degrees 13 minutes west 22.4 feet to an iron pin in Forrest Evans' line; thence the following calls and distances, all indicated by iron pins:north 66 degrees west 369.6 feet, north 47 degrees 19 minutes west 99.1 feet, south 80 degrees west 66 feet, north 26 degrees 30 minutes west 376.2 feet, ,north 39 degrees 30 minutes west 231 feet, north 5 degrees east 247.5 feet, north 30 degrees west 445.5 feet, north 33 degrees west 138.6 feet, north 45 degrees west 148.5 feet, north 24 degrees west 214 feet, north 68 degrees 30 minutes east 439 feet, north 63 degrees 30 minutes east165 feet, north 30 degrees 30 minutes east 297 feet, north 16 degrees 214.5 feet, north 27 degrees 22 minutes west 362.2 feet, north 24 degrees west 379.5 feet, north 9 degrees west 437.5 to the northeast corner of the C .C. Cagle lands in Floto's line; thence with Cagle's line south 87 degrees 51 minutes east 3256.2 feet to the point of beginning , containing 95 acres, more or less (25 acres, more or less, in Davidson County, Tennessee and 70 acres, more or less, in Cheatham county, Tennessee).

Being part of the same property conveyed to Edward W. Thompson and wife by deed from W. R. Durham, *et al.,* of record in Book 99, page 373 Register's Office for Cheatham County Tennessee, and recorded in Book 2959, Page 242, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Forrest F. Evans and wife, Nelle DeBerry Evans by Warranty Deed of record in Deed Book 103, page 43, Register's Office for Cheatham County, Tennessee, and also of record in Book 3221, page 454, Registers Office for Davidson County, Tennessee.

EXCLUSION OF 75 ACRES CONVEYED TO FORREST FURMAN EVANS, JR.:

Included in the above description of the original 95-acre tract, but excluded from the portion hereby conveyed to the Barbara Lee Burns Snell Living Trust is a tract of 75 acres conveyed to Forrest Evans, Jr.,described as follows:

Property located in the 1st Councilmantic District of Davidson County, TN and designated as Parcel 1.01 on Property Map 28 and being in the 2nd Civil District of Cheatham County, TN and designated as parcel 16 on Property Tax Map 51 and being described according to a survey by Jeffery Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146 Dated: 02-09-11, as follows:

Beginning at an existing pipe in the south boundary line of Dixieland Company (Deed Book 130, page 561, and Deed Book 133, Page 227, R.O.C.C), and being the north east corner of Forrest F. Evans and Nelle DeBerry Evans (Deed Book 93, Page 107, R.O.C.C) said pipe having Tennessee State Plane Coordinate of N: 716807.92, E1689604.58; Thence with the said line of Dixieland Company S 84 DEGREES 31 MINUTES 18 SECONDS E passing a set iron rod at 2203.12 feet being a common corner to Forrest Evans, Jr. (Deed Book 6024, Page 730, R.O.D.C.) and continuing with said Evans for a total distance of for a total distance of 3027,95 feet to a set iron rod in the west line of Raybon Binkley (Deed Book 774, Page 475, R.O.C.C. and Deed 7678, Page 658, R.O.D.C.), said iron rod being on top of a bluff and located N 09 DEGREES 01 MINUTES 15 SECONDS E a distance of 8.70 feet from an existing metal fence post;
Thence with said Binkley S 06 DEGREES 10 MINUTES 00 SECONDS W a distance of 161.85 feet to a point in Marrowbone Creek;
Thence S 78 DEGREES 50 MINUTES 52 SECONDS E a distance of 37.89 feet to and existing 1/2 inch iron rod on the south bank of Marrowbone Creek and common corner to Curtis Family Trust (Instrument 200706200073714, R.O.D.C.);
Thence with said Curtis Family Trust S 05 DEGREES 13 MINUTES 42 SECONDS W a distance of 537.65 feet fo an existing pipe having Tennessee State Plane Coordinate of N: 715815.18 E: 1692589.49 and being a common corner to Barbara Lee Burns Snell Living Trust (instrument 200102230017122, R.O.D.C.);
Thence with said Barbara Lee Burns Living Trust S 67 DEGREES 07 MINUTES 33 SECONDS W a

distance of 265.39 feet to an existing 1/2 inch iron rod;
Thence S 71 DEGREES 27 MINUTES 43 SECONDS W a distance of 178.68 feet to an existing 1/2 inch iron rod;
Thence S 72 DEGREES 23 MINUTES 59 SECONDS W a distance of 205.04 feet to an existing1/2 inch iron rod;
Thence S 67 DEGREES 02 MINUTES 34 SECONDS W a distance of 219.38 feet to an existing 5/8 inch iron rod;
Thence S 67 DEGREES 55 MINUTES 06 SECONDS W a distance of 115.79 feet to an existing 1/2 inch iron rod;
Thence S 74 DEGREES 59 MINUTES 16 SECONDS W a distance of 114.55 feet to an existing 1/2 inch iron rod;
Thence S 22 DEGREES 40 MINUTES 46 SECONDS W a distance of 61.88 feet to an existing 1/2 inch iron rod;
Thence with a new line severing this tract
S 83 DEGREES 11 MINUTES 56 SECONDS W a distance of 219.72 feet to an existing 1/4 inch iron rod and common corner to this tract and with said Barbara Lee Burns Snell Living Trust;
Thence with said Barbara Lee Burns Snell Living Trust
N 72 DEGREES 27 MINUTES 59 SECONDS W a distance of 521.39 feet to a set iron rod on the north slope of a hillside overlooking Marrowbone Creek;
Thence with a new line severing this tract S 87 DEGREES 38 MINUTES 13 SECONDS W a distance of 974.44 feet to a set iron rod in the original west line of this parent tract and in the east line of Forrest F. Evans and Nelle DeBerry Evans (Deed Book 93, page 107, R.O.C.C.);
Thence with said Evans N 33 DEGREES 49 MINUTES 42 SECONDS E a distance of 19.64 feet to a set iron rod;
Thence N 15 DEGREES 15 MINUTES 42 SECONDS E a distance of 201.48 feet to a point about 25 feet below the mouth of a small branch at the apparent intersection ofan old fence (no iron rod set);
Thence crossing Marrowbone Creek and with the edge of the old air strip field N 20 DEGREES 47 MINUTES 51 SECONDS W a distance of 742.25 feet to a point in the creek of a hollow (no iron rod set);
Thence continuing with said hollow N 05 DEGREES 40 MINUTES 18 SECONDS W and passing the intersection of two hollows at 79.00 feet and again at 259.00 feet a total distance of 437.25 feet to an existing iron pipe which is the point of beginning, having an area of 3267000 square feet, 75 acres.
Being a portion of the same property described in Deed Book 103, Page 43, Register's Office of Cheatham County, TN and in Deed Book 3221, Page 454, Registers Office of Davidson County, TN and subject to the reserved fifty percent (50%) interest in oil and gas rights set forth in said Deed.

The remaining portion of this parent tract (approximately 20 acres) is to be absorbed into Tax Map 28 Parcel 1 of the Barbara Lee Burns Snell Living Trust as of record in instrument 200102230017122, Register's Office of Davidson County, TN.

DESCRIPTION OF 50 AND 20 FOOT SHARED EASEMENT FOR INGRESS AND EGRESS:

In addition to the above described 75-acre tract, this deed includes an unobstructed easement being 50 feet wide, except when crossing Barbara Snell's private property shown on Cheatham County tax map 51 and parcel 16.01 and described in Book 360 Page 390 and Book 360 Page 387 in the Register's Office for Cheatham County, Tennessee, where the easement shall remain at 20 feet wide, and following the same path as the easement granted to Forrest F. Evans by Deed from Nelle Evans, dated September 6, 1996, and of record in Book 392, Page 820, Office of the Register for Cheatham County, Tennessee. In addition to the description set forth in that Deed, this easement will split and go to the South along the old road bed 200 feet before entering the property, herein transferred, on the south side of Marrowbone Creek. This easement ends where it enters the tract herein transferred. The easement herein granted is to provide ingress and egress, and shall include the right to construct and maintain the road, bridges, and utilities both above ground and below ground. The easement shall run with the lands through which it passes, and to which it extends; it shall be binding on and shall inure to the benefit of Forrest F. Evans, their respective

heirs, successors, and assigns; and it shall be binding on and shall inure to the benefit of all persons who may in the future become owners of the affected premises, or any portion thereof. The use of the roadway and improvements shall be equally available to the owners of such properties for ingress to and egress from the premises through which the easement passes, and to which it extends.

IN WITNESS WHEREOF, I have set my hand on this the 24 day of April 2017.

Forrest Furman Evans Jr.

FORREST FURMAN EVANS, Jr., Executor of the estate of Nelle DeBerry Evans, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
COUNTY OF CHEATHAM)

Personally appeared before me, a Notary Public in and for said County and State, the within named, Forrest Furman Evans, Executor of the Estate of Nelle DeBerry Evans, Deceased, the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of April 2017

Notary Public

My commission Expires July 6, 2020

(SEAL)

JASON BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY