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FILE IN BOX #4
FORM NO. WD-1
#85-10-8

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,500.00

Harold Hart Hale, X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 19 85.

Thomas D. Weiss
Notary Public

MY COMMISSION EXPIRES: April 17, 1988.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, Suite 500,One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HARVILLE BRENT JAKES (NAME)	Atlantic Coast Mortgage (NAME)	MAP 92-13
303 33rd Avenue North (STREET ADDRESS OR ROUTE NUMBER)	3819 S. George Mason Dr.,Suite G (STREET ADDRESS)	PARCEL 359
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Baileys Crossroads, VA 22041 (CITY) (STATE) (ZIP)	#11W-77325

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LOUISE HALE, VERA COSTELLO, ELIZABETH LUTTRELL, WILLIAM CARPER, and HAROLD ROGERS as Devisees under the Will of ANNA BELLE ABERNATHY, deceased, and LOUISE HALE, as Executrix under said Will, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HARVILLE BRENT JAKES, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 90 on the Plan of Hortense Place, as of record in Book 161, Page 167, Register's Office for said County.

SAID Lot No. 90 fronts 50 feet on the West side of 33rd Avenue North, formerly Baron Street, and extends back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Mrs. Anna Bell Abernathy by Deed from Kenneth P. Roberts and wife, Minnie Louise Roberts, of record in Book 2994, Page 333, Register's Office for Davidson County, Tennessee. The said Anna Belle Abernathy having since died. Under the Will of Anna Belle Abernathy, deceased, of record in Will Book 152, Page not assigned, Probate Court for Davidson County, Tennessee, Devisees are Louise Hale, Vera Costello, Elizabeth Luttrell, William Carper, and Harold Rogers. Anna Bell Abernathy and Anna Belle Abernathy being one and the same. A copy of said Will attached hereto as Exhibit.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed in behalf of Vera Costello, Elizabeth Luttrell and William Carper pursuant to "Power of Attorneys" executed by same on the 25th day of September, 1985, and being filed for record simultaneously herewith.

Vera Costello and Vera R. Costello are one and the same person.

unimproved ( )
This is improved (XX) property, known as 303 33rd Avenue North, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 3rd day of October, 1985.

Louise Hale
LOUISE HALE, Individually

Louise Hale
LOUISE HALE, Executrix

VERA COSTELLO
Vera Costello
BY: LOUISE HALE, Atty-In-Fact

WILLIAM CARPER
William Carper
BY: LOUISE HALE, Atty-In-Fact
Louise Hale

Elizabeth Luttrell
ELIZABETH LUTTRELL
BY: LOUISE HALE, Atty-In-Fac

Harold Rogers
HAROLD ROGERS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOUISE HALE, Individually as Devisee and as Executrix under the Will of Anna Belle Abernathy, Deceased, and Harold Rogers, as Devisee, 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 Nashville, Tennessee, this 3rd day of October, 1985.

Thomas D. Guyton, Notary Public

Commission Expires 4/17/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of October, 1985, before me personally appeared LOUISE HALE, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of VERA COSTELLO, ELIZABETH LUTTRELL and WILLIAM CARPER, and acknowledged that she executed the same as the free act and deed of the said VERA COSTELLO, ELIZABETH LUTTRELL and WILLIAM CARPER.

My Commission Expires: 4/17/88

Thomas D. Guyton
Notary Public

WARRANTY DEED

FROM

LOUISE HALE, etal

TO

HARVILLE BRENT JAKES, unmarried

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

THE WILL

OF

Anna Belle Abernathy

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ITEM I

Declarations

1.1 My Will: My name is Anna Belle Abernathy, and this is my Will. I revoke any earlier dated Testamentary instrument of mine.

1.2 My Family: My children are William Carper, Elizabeth Luttrell, Louise Hale and Vera Costello, and I refer to them as my children in this Will.

ITEM II

Payment of Funeral and Administration Expenses, Debts and Taxes

2.1 Debts and Administration Expenses: My executor should pay my funeral expense and the expense of administering my estate as soon as possible after my death, as well as my lawful debts. However,if a debt is secured by a security instrument, my executor may either pay the debt in full or permit the property to pass subject to the security interest, and without the right of exoneration by the recipient of the property.

2.2 Taxes: My executor shall pay my lawful inheritance, estate or other death taxes, including interest and penalties thereon, from my general estate. My executor shall not apportion these taxes against a beneficiary of my probate or nonprobate estate.

ITEM III

Specific Gifts

3.1 Personalty: I give all of my personalty to my children with the exception of the following specific bequests:

(a) I give to my son William Carper the three antique chairs now located in my home and my gold watch.

(b) I give to my daughter Elizabeth Luttrell my diamond ring with the larger stone.

(c) I give to my daughter Louise Hale my diamond ring with the smaller stone.

(d) I give to my daughter Vera Costello my ruby birthstone ring and my antique bedroom suite.

(e) I give to my grandson William Luttrell my flat iron.

3.2 Realty: I hereby direct that my daughter Louise Hale be given the option of purchasing my home located at 303 33rd Avenue, Nashville, Tennessee at a price as determined by a Real Estate Appraser. In the event she does not want to purchase the property, I direct that it shall be sold. In either event, the sale proceeds less appraisal fees and sales commissions shall be divided as follows:

(a) 1/4 to my daughter Louise Hale. In the event she desires to purchase the property, her portion may be netted against the sale price.

(b) 1/4 to my daughter Vera Costello.

(c) 1/6 to my daughter Elizabeth Luttrell.

(d) 1/6 to my son William Carper.

(e) 1/6 to my grandson Harold Rogers.

3.3 Resolution of Disputes: If my children do not agree on the division of my tangible personal property, my executor may sell the disputed portion at public sale, or at a private sale at which the bidders are limited to my children (including a descendant of a deceased child), or my executor may dispose of the disputed property in any other manner as is agreeable to my children. An executor beneficiary may be a purchaser at either the public or private sale authorized in this Section.

The executor shall divide the sale proceeds among my children.

ITEM IV

Disposition of Residuary Estate

4.1 Residuary Estate to Children: I give my residuary estate to my children.

ITEM V

The Executor

5.1 Appointment: I appoint my daughter, Louise Hale as executor of my Will.

5.2 Resignation: My executor may resign upon advance written notice of not less than 30 days to the court having jurisdiction over my estate. The court will appoint the successor executor. However, the resignation is not

effective until the successor executor is appointed. The resigning executor shall deliver the assets under her control and their evidences of title to her successor and also shall make an accounting, unless excused from doing so by the successor executor.

5.3 Bond: I excuse each executor from making bond.

5.4 General Provisions Applicable to Executor: The following provisions apply to my executor:

(a) My executor has each power set forth in TCA, 35-618, which I incorporate by reference into this Will.

(b) A successor executor has each duty, right and power given to the executor originally appointed. A successor executor is not liable for an act or default of a predecessor executor, nor for a loss or an expense from or occasioned by an act done or neglected to be done by a predecessor executor. The successor executor may accept the account rendered and assets delivered to it by its predecessor as a complete discharge to the predecessor executor.

(c) I excuse my executor from filing an inventory and making reports to the court having jurisdiction over my estate.

(d) As an administration expense of my estate, my executor may pay such packing, shipping and storage charges on items of personalty I devise, and may take such action as is necessary to assure that each beneficiary of such personalty receives the same.

ITEM VI

Miscellaneous

6.1 Interpretive Provisions:

(a) Children and Descendants: A reference to my children includes each child of mine, share and share alike. If a child does not survive me, but leaves a descendant who does survive me, then the reference to my children includes my descendants, per stirpes, by my deceased child.

(b) My Executor: A reference to my executor includes each person or organization serving as the legal representative of my Last Will.

6.2 Insurance Proceeds: My executor shall distribute my life insurance proceeds according to the dispositive provisions of this Will, but, when applicable, may make the distribution on a non-prorata basis. Despite the foregoing, my executor may use all or part of the life insurance proceeds to

pay all or part of my funeral and administration expenses, federal estate and Tennessee inheritance taxes and my lawful debts, after giving due regard for the financial welfare of the beneficiaries of my Will. A liability shall not be imposed upon my executor for using, or refusing to use, the proceeds other than for the benefit of the beneficiaries of my Will.

6.3 Casualty Insurance Proceeds: If a gift is not in existence or is damaged by virtue of a casualty insured against, the beneficiary of the gift will receive the insurance proceeds recovered as a substitute for the gift if it is completely destroyed, or the damaged property and the insurance proceeds recovered if partially destroyed.

ITEM VII

Signature

This Will consists of 5 pages ~~each of which I have signed or initialed~~ covering Items I through VII, inclusive. I now sign this as my Will on this the 10th day of September, 1984 and pursuant to TCA, 32-211 I request the attesting witnesses to make the Affidavit attached to this Will.

Anne Bell Chumley
(Name)
Testator

ATTEST TO EXECUTION OF WILL:

Nathan R. Rochford

Rebecca S. Rochford

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

We make oath or affirm that:

1. The Testator signed the foregoing Last Will on the date shown on the Will, and at the time of such signing she informed us that she signed it as her Last Will.

2. She signed this Will when we were both in her sight and presence. Contemporaneously with the signing, she requested us to sign the Will as her attesting witnesses, which we did in her sight and presence and in the sight and presence of each other.

3. The Testator is more than eighteen (18) years of age, and we are both more than eighteen (18) years of age.

4. In our judgement the Testator is legally competent to make a Will.

William R. Rockford

Rebecca S. Rockford

Sworn or affirmed and subscribed to before me this 7th day of September, 19 84.

Clarence V. Jennings
Notary Public

My Commission Expires: 11/1/87

42481

IDENTIFICATION REFERENCE

Oct 7 1 50 PM '85

CLERK & RECORDER
DAVIDSON COUNTY

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			39500.00- CAMT.	
			102.70 CSTAX	
			.50 PRFEE	
			21.00 WDEED	
			CHECK 124.20-	
			4178A10/07/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42481.

IDENTIFY REFERENCE

OCT 7 1 59 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 179714