Prepared; Grady M. Blair
4033 Darlene Drive
Antioch, Tennessee 37013

QUITCLAIM DEED

BOOK 7525 PAGE 69

7705 04/25 0101 03CHECK 18.00

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER
Leslie Ann Baer and	Evelyn Burysek, Trustee	Map 50-15
Neil Dallas Baer	(NAME)	
Evelyn Burysek, Trustee	3212 Crislynndale Drive	Parcel 110
3212 Crislynndale Drive	(STREET ADDRESS)	
Nashville, Tennessee 37207	Nashville, Tennessee 37207	12DZ 30995
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Nellie B. Chapman Sole Survivor , a single person ,

by these presents do hereby quitclaim and convey unto Leslie Ann Baer and Neil Dallas Baer, Minor Children with Evelyn Burysek, Trustee for Minor Children , their successors and assigns, all their right, title and interest in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, Tennessee,

Being Lot No. 547, Section III, Parkwood Estates, as of record in Book 3300, Page 31, Register's Office for said county.

Said Lot No. 547 fronts 80.78 feet on the southerly side of Crislynndale Drive, and extends back 156.9 feet on the easterly line and 151 feet on the westerly line, to a dead line in the rear on which it measures 73.9 feet.

Being the same property conveyed to Nellie B. Crowder by deed from Harlan Construction Company, Inc., a Tennessee Corporation, by deed of record in Book 3467, Page 101, said Register's Office.

Being the same Property conveyed John Nanni from Nellie B. Crowder Book 5588, Page 926 of the Register's Office by deed.

Being the same Property conveyed to Horace B. Chapman and Wife, Nellie B. Chapman by John Nanni, by deed of record in Book 5588, Page 927 said Register's Office.

Being the same Property conveyed by Will and Testament to the sole survivor Nellie B. Chapman upon her husband's demise on August 17, 1987 by Mr. Horace B. Chapman deceased.

This is improved Property known as 3212 Crislyndale Drive, Nashville, TN 37207

Neil Dallas Baer Leslie Ann Baer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $1.00 and Love and Affection

Subscribed and sworn to before me this the 23rd day of April, 1988

Evelyn Burysek Trustee

Affiant

My commission expires March 11, 1990

Leslie Ann Baer and Neil Dallas Baer
Evelyn Burysek, Trustee

(Affix Seal) Notary Public

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

Witness my hand this 23rd. day of April, 1988. the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Grady M. Blair

Grady M. Blair, Accountant
4033 Darlene Drive
Antioch, Tennessee 37013
On Information furnished to him

SEE EXHIBIT "A"

ALSO, SEE EXHIBIT "B"

BOOK 7525 PAGE 70

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named, Nellie B. Chapman, she the Bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Signed: Nellie B. Chapman

WITNESS my hand and official seal at Nashville, Davidson, Tennessee, this 23rd day of April, 1988.

Grady M. Blair
Notary Public

My commission expires: March 11, 1990

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and _____ as such _____ and _____ executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

QUITCLAIM DEED

Nellie B. Chapman, Sole Survivor
a single Person

AND

To

Leslie Ann Baer and Neil Dallas Baer, Minor Children
with Evelyn Buryaek, Trustee for minor Children

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

EXHIBIT A

Metropolitan Government of Nashville and Davidson County

Richard H. Fulton, Mayor

ESTHER D. GROH, LOCAL REGISTRAR
METROPOLITAN NASHVILLE
AND DAVIDSON COUNTY

SEP 1 1987

Esther D. Groh

METROPOLITAN HEALTH DEPARTMENT
311 23rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37203
(615) 327-9313

This is to certify that this is a true and correct copy of the record filed with the Tennessee Department of Public Health, Vital Records, by the Metropolitan Health Department of Nashville and Davidson County.

This is valid only when the seal of the Metropolitan Health Department of Nashville and Davidson County is affixed.

BOOK 7525 PAGE 71

CERTIFICATE OF DEATH

TENNESSEE DEPARTMENT OF HEALTH AND ENVIRONMENT
VITAL RECORDS

IS BECOMES A LEGAL CORD WHEN PROPERLY EXE-TED AND FILED.

3703868
PE OR PRINT IN RMANENT BLACK INK.

BIRTH NO. _____ STATE FILE NO.

DECEASED

1. DECEASED—NAME (First / Middle / Last)			2. DATE OF DEATH (Month, Day, Year)
HORACE	B	CHAPMAN	August 17, 1987

3a. AGE—Last Birthday (Years)	Under 1 Year: Mos.	Days	Under 1 Day: Hours	Min.	4. DATE OF BIRTH (Month, Day, Year)	5a. RACE (White, Black, American Indian, Etc.)	5b. ORIGIN OR DESCENT (Italian, Mexican, German, Etc.)	6. SEX
70	3b.		3c.		1-5-17	White	American	Male

7a. COUNTY OF DEATH	7b. CITY, TOWN OR LOCATION	7c. INSIDE CITY LIMITS (Specify Yes or No)	7d. HOSPITAL OR OTHER INSTITUTION—NAME (If not in either, specify private residence, business, street, etc.)	7e. If Hosp. or Inst.: Outpatient or Emergency Room, Inpatient (Dr.
Davidson	Nashville	Yes	VA Medical Center	Inpatien

8. STATE OF BIRTH (If not in U.S.A., name country)	9. CITIZEN OF WHAT COUNTRY	10. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify)	11. SURVIVING SPOUSE (If wife, give maiden name)
Tennessee	USA	Married	Nellie B. Settle

12a. SOCIAL SECURITY NUMBER (If none, specify)	12b. SERVICE IN ARMED FORCES (Specify War or Dates of Service)	13a. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired)	13b. KIND OF BUSINESS OR INDUSTRY
[redacted]-8579	WW II	Owner/Operator	Service Station

JAL RESIDENCE WHERE DE-ASED LIVED. IF DEATH OC-RRED IN INSTITUTION, GIVE SIDENCE BEFORE ADMIS-N.

14a. RESIDENCE—STATE	14b. COUNTY	14c. CITY, TOWN, OR LOCATION	14d. STREET AND NUMBER	14e. INSIDE CITY LIMITS (Specify Yes or No)	14f. CENSUS TRAC
Tennessee	Davidson	Nashville	3212 Chrislyndale Dr.	Yes	

PARENTS AND INFORMANT

15. FATHER—NAME	16. MOTHER—MAIDEN NAME	17. INFORMANT—NAME	MAILING ADDRESS
Clifford Chapman	Virgie Grammer	VA Files	Nashville, TN

RMIT REQUIRED PRIOR TO NSPORTATION OF BODY BY MMON CARRIER OR RE-VAL FROM STATE.

DISPOSITION

18a. BURIAL, CREMATION, REMOVAL, OTHER (Specify)	18b. DATE (Month, Day, Year)	18c. CEMETERY OR CREMATORY—NAME	18d. LOCATION (City or Town)	(State)
Burial	8-20-87	National	Nashville	TN

19a. FUNERAL DIRECTOR (Signature)	LICENSE NO.	19c. EMBALMER (Signature)	LICENSE NO.
	19b.		19d.

20. FUNERAL HOME—NAME AND ADDRESS (Street or R.F.D. No., City or Town, State, ZIP)	REGISTRAR—SIGNATURE	21b. DATE RECEIVED BY LOCAL REGISTRAR
Phillips & Robinson Nashville, TN	Guanetta Garrett	8-31-87

CERTIFIER

22a. PHYSICIAN—I CERTIFY THAT THE DEATH OCCURRED AT THE PLACE, ON THE DATE, AND DUE TO THE CAUSE(S) STATED.	SIGNATURE	DEGREE	22b. DATE SIGNED (Month, Day, Yr.)
	Eddie D. Robertson	M.D.	
23a. MEDICAL EXAMINER—ON THE BASIS OF THE EXAMINATION OF THE BODY AND/OR THE INVESTIGATION, DEATH OCCURRED ON THE DATE AND DUE TO THE CAUSE(S) STATED.	SIGNATURE	TITLE	23b. DATE SIGNED (Month, Day,

DEATH NOT ATTENDED BY YSICIAN, AUTHORIZED OF-CIAL SIGN HERE. ANY YSICIAN OR MEDICAL EX-INER EXECUTING CER-ICATE MUST COMPLETE D SIGN MEDICAL CER-ICATION WITHIN 48 URS. POWER OF GNATURE CANNOT BE LEGATED.

24a. CERTIFIER—NAME (Type or Print)	24b. MAILING ADDRESS (Street or R.F.D. No., City or Town, State, ZIP)
WILLIAM D. SALMON, JR., M. D.	1310 24th Ave. S. Nashville TN 3720

CAUSE

25. PART I. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).)

		Interval Between Onset and D
IMMEDIATE CAUSE (a)	Malnutrition and Infection (Mastoiditis)	
DUE TO, OR AS A CONSEQUENCE OF: (b)	Rheumatoid Arthritis	
DUE TO, OR AS A CONSEQUENCE OF: (c)		

CONDITIONS IF ANY, WHICH GAVE RISE TO IMMEDIATE CAUSE (a) STATING THE UNDERLYING CAUSE LAST

PART II. OTHER SIGNIFICANT CONDITIONS: CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN PART I (a)

AUTC (YES O 26. No

27a. ACCIDENT, SUICIDE, HOMICIDE, OR UNDETERMINED (Specify)	27b. DATE OF INJURY (Month, Day, Year)	27c. HOUR	M.	27d. DESCRIBE HOW INJURY OCCURRED

27e. INJURY AT WORK (Specify Yes or No)	27f. PLACE OF INJURY AT HOME, FARM, STREET, FACTORY, OFFICE BLDG., ETC. (Specify)	27g. LOCATION (Street or R.F.D. No., City or Town, State)

PH-1659
Rev. 9/81 CRC

202-06-002

EXHIBIT "B"
Page 1 of 3

Last Will and Testament

of

HORACE B. CHAPMAN BOOK 7525 PAGE 72

I, Horace B. Chapman, a citizen and resident of Davidson County, Tennessee, do hereby make, publish, and declare this to be my Last Will and Testament, hereby revoking all wills and codicils previously made by me.

ITEM I

I nominate and appoint my wife, Nellie B. Chapman, to serve as Executrix of my estate without bond. If she is unable or unwilling to so serve, I nominate and appoint the Commerce Union Bank to serve as Executor of my estate without bond. I also request that no inventory or other Court accountings be required of my Executors or Trustee.

ITEM II

I will and bequeath and devise all of my property, real, personal, and mixed, and wheresoever situated, to my wife, Nellie B. Chapman.

ITEM III

If my wife shall predecease me or fail to survive me, I will and bequeath and devise all my property, real, personal, and mixed, and wheresoever situated to my stepgrandchildren, Neil Dallas Baer and Leslie Ann Baer per stirpes.

ITEM IV

If my wife and I die under such circumstances that it cannot be established which of us died first, it shall be conclusively presumed that she survived me.

ITEM V

If my wife predecease me or fail to survive me and my said stepgrandchildren are under the age of 21, I nominate and appoint Commerce Union Bank of Nashville, Tennessee, to serve as Trustee for my said stepgrandchildren, selling all my property and creating a trust for them, paying the income thereof to their guardian for their maintenance and support with power to invade the corpus thereof if the Trustee in its discretion finds such invasion to be in the best interests of the said children. When the said stepgrandchildren reach the age of 21 years, the trust is to be terminated and the proceeds divided equally between them per stirpes. If the said stepchildren die without issue before the age of 21, I will and bequeath and devise all my property to my nephew, J.C. Chapman, Jr. If one of the stepgrandchildren dies without issue before age 21, his or her share of the trust shall go to the surviving stepgrandchild previously mentioned.

Page One of my Will Horace B. Chapman

EXHIBIT B
Page 2 of 3

ITEM VI BOOK 7525 PAGE 73

Unless otherwise provided in this Will, the Executor and Trustee shall have all of those specific powers, duties, and obligations enumerated in Tennessee Code Annotated Section 35-618, (except Subparagraphs 18 and 19, which are hereby excluded), which are incorporated by reference into this Will.

IN WITNESS WHEREOF, I hereunto set my hand on this Eighth day of April, 1980, to this Will, consisting of three typewritten pages, including the Affidavit, each page of which bears my signature.

Horace B Chapman
HORACE B. CHAPMAN

Horace B. Chapman signed the foregoing instrument in our presence, publishing and declaring it to be his Last Will and Testament, and as witnesses whereof, we do now at his request, in his presence and in the presence of each other, hereto subscribe our names on the date above mentioned, this attestation clause having been read by us and we having noted that the events herein enumerated took place as stated.

Opal D Richardson residing at 3214 Crislynndale Dr. Nashville Tenn. 37207

Earl Richardson residing at 3214 Crislynndale Dr, 37207 Nashville Tenn.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7525 PAGE 74

The undersigned, after first being duly sworn or affirming, make oath that the foregoing Last Will and Testament was signed by Horace B. Chapman as and for, and at that time acknowledged, published and declared by him to be his Last Will and Testament, in the sight and presence of us, the undersigned, who at his request and in his sight and presence, and in the sight and presence of each other, have subscribed our names as attesting witnesses on the eighth day of April, 1980; and we further make oath or affirm that the Testator was of sound mind and disposing memory, and not acting under the fraud, menace or undue influence of any person, and was more than 18 years of age; and that each of the attesting witnesses is more than 18 years of age.

Opal D Richardson

Earl Richardson

Sworn to or affirmed and subscribed before me this 8th day of April, 1980.

Gerald P. Burkett

NOTARY PUBLIC

My commission expires 10-17-82.

Page Three of my Will Horace B Chapman

24137

IDENTIFICATION REFERENCE

APR 25 10 55 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH