Certified Copy of Will Attached As Ex A

This Instrument Prepared By:
Richard Dance, Attorney at Law
Suite 501, 501 Union Street
Nashville, TN 37219

Map 53-11
Parcel 50

BOOK 7770 PAGE 607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ Quitclaim Deed -- no consideration .

Barbara Jean Dempsey Raney
Affiant

Subscribed and sworn to before me this on this 7th day of February, 1989.

My commission expires: 5/13/89

Peggy J. Rutford
Notary Public

AFFIDAVIT & QUITCLAIM DEED

WHEREAS, William G. Dempsey and wife, Mattie D. Dempsey, by Warranty Deed from Luther H. McCauley and wife, Juanita D. McCauley, and recorded in Book 1540, page 83, Register's Office, Davidson County, Tennessee, acquired title to the real estate described in said deed and hereinafter described, which real estate is situated at and known as 112 Hamblen Avenue, Old Hickory, Tennessee 37138; and

WHEREAS, William G. Dempsey and wife, Mattie D. Dempsey, during their lifetime had only three children born to their marriage union, as follows: (1) William G. Dempsey, Jr., who died without leaving a wife or issue on the 27th day of July, 1931 at the age of 8 years, (2) Dorothy Lee Dempsey, who is 64 years of age as of this date, and is referred to in the hereinafter mentioned Will as Dorothy Lee Dempsey Sutton, and (3) Barbara Jean Dempsey who is 52 years of age as of this date and who is referred to in the aforementioned Will as Barbara Jean Dempsey Raney; and

WHEREAS, William G. Dempsey and his wife, Mattie, remained married until the said William G. Dempsey died May 5, 1972; and

WHEREAS, Mattie Dempsey, widow of William G. Dempsey, did not remarry and died June 9, 1988 leaving a Will which she executed on June 22, 1972, as Mattie Lee Carroll Dempsey, which has been duly probated in the Probate Court, Davidson County, Tennessee under Case No. 90990 and the Will duly recorded in Will

Book 163, page 512, said Probate Office, a certified copy being attached hereto; and

WHEREAS, one of the provisions of the Will of Mattie Lee Carroll Dempsey provides that she bequeath to Stephen M. Sutton the house and lot located at 112 Hamilton Avenue, Old Hickory, Tennessee which all of the heirs at law of the said Mattie Lee Carroll Dempsey, now deceased, know that the use of the word "Hamilton" as the avenue on which the property is located is an error of the scribner and that same should have read "Hamblen" Avenue, because since the deceased and her husband acquired the property by that deed first mentioned above, dated November 5, 1947, the deceased and her husband, until their respective deaths, resided at that real property situated at and known as 112 Hamblen Avenue, Old Hickory, Tennessee; and

WHEREAS, the said Mattie Lee Carroll Dempsey, now deceased, during her lifetime did not own or acquire any real property on Hamilton Avenue either in Old Hickory, Tennessee or elsewhere; and

WHEREAS, during his lifetime the said Stephen M. Sutton, the devisee under the Will of Mattie Lee Carroll Dempsey, has during all the years of his life resided in the house situated at and known as 112 Hamblen Avenue, Old Hickory, Tennessee; and

WHEREAS, to correct the description of the real property as contained in the aforementioned Will the undersigned executes this document and the Quitclaim Deed hereinafter set out for the purpose of causing the title to the real property situated at and known as 112 Hamblen Avenue, Old Hickory, Tennessee be vested in Stephen M. Sutton, in accordance with the true intent and desires of the said Mattie Lee Carroll Dempsey, deceased.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises and $1.00 and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, Dorothy Lee Dempsey, who is one and the same person as Dorothy Lee Dempsey Sutton named in the aforementioned Will, and Barbara Jean Dempsey Raney, being all of the heirs at law of Mattie Lee Carroll Dempsey, deceased, hereby quitclaim unto

Stephen M. Sutton all of their right, title and interest in and to that real property situated at and known as 112 Hamblen Avenue, Old Hickory, Tennessee and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 32, of Block "C" on the Map of Life & Casualty Insurance Company's property, being Map No. 3 at Old Hickory, of record in Book 974, page 11, Register's Office for said County.
>
> Said Lot No. 32 fronts 60 feet on the southwesterly side of Hamblen Avenue and runs back between parallel lines 175 feet to a dead line.
>
> Being the same property conveyed by Luther H. McCauley and wife, Juanita D. McCauley, to William G. Dempsey and wife, Mattie Dempsey, by that deed of record in Book 1540, page 83, Register's Office, Davidson County, Tennessee, the said William G. Dempsey and Mattie Dempsey having since died as recited above.

IN WITNESS WHEREOF the undersigned have hereunto set their hands on this the 7 day of February, 1989.

Barbara Jean Dempsey Raney
Barbara Jean Dempsey Raney

Dorothy Lee Dempsey
Dorothy Lee Dempsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, DOROTHY LEE DEMPSEY and BARBARA JEAN DEMPSEY RANEY, the within named bargainor(s), 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 the 7 day of February, 19 89.

My Commission Expires: 5/13/89

Peggy J. Stafford
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Dorothy Lee Dempsey and Barbara Jean Dempsey Raney, having been duly sworn, depose and say that all of the foregoing stated facts are true and correct.

Barbara Jean Dempsey Raney
Barbara Jean Dempsey Raney

Dorothy Lee Dempsey
Dorothy Lee Dempsey

Subscribed and sworn to before me this 7 day of February, 1989.

My commission expires: 5/13/89

Peggy J. Stafford
Notary Public

Ex A

LAST WILL AND TESTAMENT

OF

MATTIE LEE CARROLL DEMPSEY

****

I, MATTIE LEE CARROLL DEMPSEY, of Davidson County, Tennessee, being of sound mind and disposing memory, do make, declare and publish this my Last Will and Testament, hereby revoking all former wills and codicils to wills heretofore made by me.

I direct that all my just debts, including my funeral expenses and the costs of administration, be paid out of my general estate by my executor as soon as practicable after my death. To this end I authorize my executor to sell any of my property, real, personal or mixed and to execute all conveyances necessary to effectuate such sale. I direct my executor to pay all estate, inheritance, succession, and other death taxes which may be payable by, or chargeable against my estate, or any of the beneficiaries thereof, out of my general estate as an expense of administration without apportionment or proration among the several beneficiaries, legatees and devisees.

I give and bequeath to STEPHEN M. SUTTON the house located at 112 Hamilton Avenue, Old Hickory, Tennessee, with the provision that he shall not sell the house and lot for twenty (20) years after my death, but shall keep the house for his use for twenty (20) years, at the end of which he may dispose of said property as he sees fit.

In the event STEPHEN M. SUTTON predeceases me leaving no issue then living, I direct that the house located at 112 Hamilton Avenue, Old Hickory, Tennessee, be torn down and the lot sold and the proceeds divided equally between CLARIE D. RANEY and PAUL F. RANEY.

Mattie Lee Carroll Dempsey

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I give and bequeath the insurance policies that I own to the named beneficiaries with the policy on Hudson Douglas Carroll to go to HUGH W. CARROLL, and the policy on STEPHEN M. SUTTON is to go to himself.

I give and bequeath to DOROTHY LEE DEMPSEY SUTTON and BARBARA JEAN DEMPSEY RANEY all the money that I own at the time of my death and all of my personal property, including the checking account at First American National Bank and the savings account at First American National Bank, and all of my household furnishings, to be equally divided between them.

I hereby nominate, constitute and appoint JAMES R. EVERETT, JR. as executor of this my Last Will and Testament. I direct that no bond or other security shall be required of my said executor for the faithful performance of his duties as such, and that he shall not be required to file any inventory of my estate.

IN WITNESS WHEREOF, I have hereunto set my hand to this my Last Will and Testament at Madison, Tennessee, this 22 day of June, 1972.

/s/ Mattie Lee Carroll Dempsey

Signed, sealed, published and declared by the Testatrix, MATTIE LEE CARROLL DEMPSEY, to be her Last Will and Testament in the presence of all of us at one and the same time, and we at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testatrix and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

Clarence Jo Smith of Madison, Tenn.

James R. Everett Jr. of Madison, Tennessee

/s/ Mattie Lee Carroll Dempsey

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METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

BILL COVINGTON
COUNTY CLERK

Probate Department
105 Metro Courthouse
Nashville, Tennessee 37201
259-6091

0 8 2 4 8

FEB 10 11 27 AM '89

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6351 02/10 0101 03CHECK 18.00

STATE OF TENNESSEE, DAVIDSON COUNTY

I, BILL COVINGTON, Clerk of the Probate Court of Davidson County, State aforesaid, do certify that the foregoing is a full, true and complete copy, of the original on file in my office. Will Book 163 Page 512
Given under my hand and official seal, at office, in Nashville, this 25th of January 19 89

BILL COVINGTON
Clerk of Probate Court

By _____
Deputy Clerk