Bk 42

BOOK 7979 PAGE 653

This Instrument Prepared By:

Van P. East, III
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

Address New Owner as Follows:	Person Responsible for Payment of Taxes:	Map-Parcel Nos.:
Howard J. Coke 5019 Stillwood Drive Nashville, TN 37220	New Owner	061-12-0 102.00

EXECUTOR'S QUITCLAIM DEED

Era T. Coke died on June 30, 1988, leaving a Last Will and Testament dated February 27, 1978 (hereinafter the "Will"). The Will was admitted to probate on September 12, 1988, in the Probate Court of Davidson County, Tennessee, Docket No. 91380. The Will named Howard J. Coke as Executor. The Executor is duly qualified. The Executor has either paid or made sufficient provision for all debts of the decedent. A Non-taxable Certificate has been received from the Tennessee Department of Revenue bearing a certificate number NT 02625 and an account number 89-03226, a copy of which is attached hereto as Exhibit "A". In accordance with the provisions of the Will, a certified copy of which is attached hereto as Exhibit "B" and recorded herewith as a muniment of title, Howard J. Coke, as Executor, quitclaims to Howard J. Coke, as devisee under the Will, all right, title and interest in the following described real estate located in Davidson County, Tennessee:

> Being lot No. 10 and the westerly half of lot No. 11 on the map showing re-subdivision of certain lots in Eastdale Place, as of record in Book 974, page 22, Register's Office for said county.
>
> Said lot No. 10 and the westerly half of lot No. 11 front together 90 feet on the southerly side of Plymouth Avenue and run back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to Hartwell F. Coke and wife, Era T. Coke, by deed of record in Deed Book 2142, page 345, Register's Office of Davidson County, Tennessee.

The above-described real property passed to Era T. Coke upon the death of her husband, Hartwell F. Coke, who died on October 18, 1965. A copy of the Certificate of Death for Hartwell F. Coke is attached hereto as Exhibit "C".

In addition to the recording of the Will as a muniment of title, this instrument is recorded as further evidence of the fact that the above-described real property passed to Howard J. Coke upon the death of Era T. Coke.

Dated this the 7 day of November, 1989.

Howard J. Coke

HOWARD J. COKE, Executor of the Estate of Era T. Coke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Van P. Eastep a Notary Public for the State and County aforesaid, Howard J. Coke, witn whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged himself to be the Executor of the Estate of Era T. Coke.

Witness my hand, at office, this 7th day of November, 1989.

Van Eastep, III
Notary Public

My Commission Expires:
March 3, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this transfer is $0.00.

Howard J. Coke
AFFIANT

SUBSCRIBED and sworn to before me, this 7th day of November, 1989.

Van Eastep, III
Notary Public

My Commission Expires:
March 3, 1992

EXHIBIT "A"

TENNESSEE DEPARTMENT OF REVENUE

NT 02625

NON-TAXABLE CERTIFICATE

MR. HOWARD COKE
ESTATE REPRESENTATIVE

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ACCT. NO. 89-03226

To MR. VAN P. EAST, III
ATTORNEY AT LAW
3305 WEST END AVE.
NASHVILLE, TN 37203

Estate of:
COKE, ERA T.
DAVIDSON (19)
06/29/88

THIS IS TO CERTIFY that a sworn Return for Inheritance Tax has been filed with this Department by the duly qualified representative of the above named Estate; that investigation has been made of the values placed upon all forms of property set out in the Schedules filed with said Return and found to be correctly appraised, and that, after allowing all lawful debts and other deductions and the statutory exemption applicable thereto, it was ascertained that said Estate was not subject to tax, hence no assessment was made thereon.

As provided in Section 67-8-420, Tennessee Code, this certificate shall be authority for the Probate Court of the County wherein said Estate was administered to permit a final settlement or accounting by the aforesaid representative.

This, the 18th day of April, 19 89.

COMMISSIONER OF REVENUE

By Jerry Davis
Director of Miscellaneous Tax Division

RV-0194 (REV. 5-88)

06-002-0909

EXHIBIT "B"

9-12-88
WB164-358

BOOK 7979 PAGE 656

LAST WILL AND TESTAMENT

OF

ERA T. COKE

I, Era T. Coke, presently domiciled and residing in Davidson County, Tennessee, do hereby make, publish and declare this to be my LAST WILL AND TESTAMENT, expressly revoking all Wills and Codicils heretofore made by me.

ITEM I

I direct that my debts, including the expense of my last illness, funeral expenses, expenses of administering my estate and any unpaid charitable pledges (whether or not legally enforceable) be paid from my residuary estate as soon after my death as may be practicable.

ITEM II

I make the following specific bequests:

A. To Lucille Tipps, the balance of any cash which I may have in my account in Farmers Bank; a ladies organ desk in walnut finish; a round silver bowl; and all dining room cherry-wood furniture which shall include a drop-leaf table with leaves, six chairs to match, and the corner cabinet.

B. To Elaine Gnegy, a white-gold diamond ring with three large stones and eight small diamonds.

C. To Howard J. Coke, an antique table and four kitchen chairs; a mantel clock; and a cherry knee-hole desk.

D. To Frances Coke, a red glass cake stand.

ITEM III

I give, devise and bequeath to my brother-in-law,

Howard J. Coke, my homeplace, and all life insurance which is made payable to my estate, or left for distribution by this Will. In the event there is a named beneficiary on such life insurance, then all proceeds of said insurance shall go to the beneficiary named on the policy. In the event Howard J. Coke shall precedease me, then Dorothy G. Burrow shall inherit in his place said property to be held in trust under the terms and conditions of Item V of this Will. In the event Dorothy G. Burrow shall predecease me, then William Brady Burrow shall inherit in her place, absolutely and in fee simple.

ITEM IV

I give, devise and bequeath to my trustee designated hereinafter for the benefit of Dorothy G. Burrow, all of my cash, stocks and bonds, all timber and land that I might have an interest in Benton County, Tennessee, upon the uses and trusts set out in Item V of this Will. In the event Dorothy G. Burrow shall predecease me, then William Brady Burrow shall inherit in her place, absolutely and in fee simple.

ITEM V

All the rest, residue and remainder of my estate, of every kind and description whatsoever and wherever located, including any lapsed or void legacy or devise and any property over which I have a power of appointment (hereby expressly excerising all such powers), shall be divided equally between Howard J. Coke and Dorothy G. Burrow. I give, devise and bequeath absolutely and in fee simple the one-half to Howard J. Coke. The one-half to Dorothy G. Burrow, I give, devise and bequeath to my Trustee named hereinafter, in trust, upon the following uses and trusts:

A. My Trustee shall hold, manage, invest and reinvest the property in this trust and shall use or apply such part of the income and/or corpus of the property in this trust as he in his sole discretion may deem necessary at any time and from time to time to provide for the support, comfort, welfare, health, happiness, and medical needs of Dorothy G. Burrow, or to meet emergencies affecting her, always taking into consideration all of the funds that to the knowledge of my Trustee are available to Dorothy G. Burrow for such purposes. Any income not used for such purposes shall be accumulated and added to the corpus of this trust.

B. Upon the death of Dorothy G. Burrow, my Trustee shall distribute the property then remaining in his hands to William Brady Burrow or if he is then deceased, to his descendants then living per stirpes.

C. In the event Dorothy G. Burrow shall predecease me, her son, William Brady Burrow, shall inherit in her place, absolutely and in fee simple.

D. If at any time before the final distribution of this Trust, Dorothy G. Burrow and all her descendants should die and there should be no child or descendant or hers to take the property or the income therefrom, then the property remaining in the hands of my Trustee shall be distributed absolutely and in fee simple among the persons who would have been entitled thereto under the laws of descent and distribution of the State of Tennessee, as if I had died intestate at that time.

ITEM VI

A. I hereby appoint Howard J. Coke as Executor of this Will. If for any reason whatsoever Howard J. Coke shall not serve or shall cease to serve as such Executor prior

to the completion of the duties of said office, then I appoint William B. Clark as successor Executor; and likewise in turn I appoint such qualified person as shall be designated, without the necessity of any formal court proceeding with respect thereto by the person serving as the Ordinary or other probate judge of the court in which this Will shall be probated, as next alternate or successor Executor. If any trust should be established under this Will, I appoint William B. Clark as the Trustee thereof. In the event William B. Clark shall not serve or shall cease to serve as Trustee prior to the completion of the duties of said office, I appoint the Third National Bank & Trust Company of Nashville, Tennessee as successor Trustee.

B. No successor Executor or Trustee shall be required to inquire into or audit the acts or doings of any predecessor Executor or Trustee or to make any claim against any such predecessor Executor or Trustee or his or her Estate.

C. In referring herein to any beneficiary or Executor or Trustee, the use of the singular shall include the plural, the plural shall include the singular, and any gender shall include the other genders, as appropriate in this context and under the circumstances.

D. Should it become necessary or desirable for any reason to probate this Will in any jurisdiction in which my Executor shall be unable or unwilling to qualify, then I appoint as ancillary Executor the person or persons selected for such purpose by my Executor hereunder.

ITEM VII

A. If any part of the corpus of my estate shall at any time become distributable or payable to any person who shall at such time be under twenty-one (21) years of age, my

Executor or Trustee (or any duly appointed administrator) may, unless otherwise directed by my Will, in his absolute discretion, either pay over such corpus, or any part thereof, (1) to such minor without the intervention of a guardian; or (2) to the father or mother of such person; or (3) to the guardian of the person or property of such person or to the person with whom such person resides; or (4) retain and hold the same or the balance thereof in trust for the benefit of such person until my Executor shall determine but not after said person attains twenty-one (21) years of age and in such case so much of the corpus and income therefrom as my Executor may deem necessary or desirable may be applied by him from time to time for the support, maintenance and education of such person, and any corpus and/or income therefrom so retained by my Executor or Trustee shall be invested and reinvested and accumulated for the benefit of such person until he or she shall have attained the age of twenty-one (21) years, and thereupon the entire fund so held shall be paid over to such person, or if such person shall die before attaining the age of twenty-one (21) years, then the same shall be paid over to such person's legal representatives.

B. I expressly direct that in holding any corpus or income for any person under twenty-one (21) years of age pursuant to this Item of my Will, my Executor or Trustee shall have all the rights, powers, privileges, duties, exemptions and discretions conferred under any of the provisions of my Will upon my Executor or Trustee without any limitation whatsoever, whether the same be of management, investment, reinvestment or otherwise. I further direct that in making any payment to the father or mother of such person or to his or her guardian or to the person with whom he or she resides, my Executor or Trustee shall not be required to obtain any

bond or other security, and the receipt of any one of said persons for such payment to, on behalf of, or for the maintenance, support or education of such person shall be in full and complete discharge to my Executor or Trustee who shall not be bound to see to the application or use of any such payment.

ITEM VIII

All estate, inheritance, transfer, legacy or succession taxes which may be assessed or imposed with respect to my estate or any part thereof, wherever situated and whether or not passing under this Will, and any interest or any penalties thereof, shall be paid out of my residuary estate before the division of the same into shares; my Executor shall make such payment as an expense of administration and without apportionment.

ITEM IX

A. Payments to the beneficiaries of any trust created under this Will need not be deferred until my Executor has delivered the assets of the trust to my Trustee, on the contrary, at any time during the administration of my estate and before my Executor has completed delivery of all the assets of any such trust, my Executor shall be authorized in his sole discretion to make payments from my estate to or for the beneficiary or beneficiaries of the trust to the same extent and in the same manner as my Trustee would be authorized if all the assets of the trust had already been delivered to my Trustee; provided, however, that any such payments shall be deemed to be an advance upon the payments and/or distributions authorized to be made subsequently from the trust.

B. If any beneficiary of any trust created under this Will shall at any time such trust is created be entitled

to receive from my Trustee distribution in fee simple of all or a part of the trust corpus, my Executor shall pay over and distribute said property to such beneficiary directly instead of paying over the same to my Trustee.

C. The income received by my Executor during the period of administration from property which is subsequently used in paying debts, taxes, expenses of administration, general legacies, and other corpus charges, shall be included with income received during the period of administration from other assets of my estate, and shall be held for and/or distributed to the beneficiaries of such other income, just as if it had been derived from such other assets of the estate, provided that it shall not have been derived from any asset which has been specifically bequeathed or devised under this Will.

ITEM X

I have confidence in the investments which may be found in my estate at the time of my death, and I direct that no change in these investments need be made by my Executor or Trustee solely for the purpose of creating a diversity of investment; any such change shall be made, if at all, because it is considered desirable for some reason other than diversity.

ITEM XI

In the distribution of my estate and in any division into separate shares, my Executor or Trustee shall be authorized to make division in money or in kind or partly in kind, and any division so made and the values so established for such division shall be binding and conclusive on all persons taking hereunder. In making such division, my Executor or Trustee shall consider the wishes of my spouse

and my descendants as far as may be practicable, but shall have full and final discretion in making the division of said property into various shares and may allot undivided interests in the same property to two or more shares.

ITEM XII

Neither my Executor nor my Trustee shall be required to give bond or to file any inventory or appraisal or any annual or other return or report to any Court, but each shall furnish statements of receipts and disbursements at least annually to each person who is then qualified to receive income or corpus from my estate or any trust and who has reached the age of sixteen (16) years.

ITEM XIII

In the management, care and disposition of my estate and of any trust created under this Will, I confer upon my Executor and upon my Trustee, and upon their successors in either office, in addition to all general powers of Executors and Trustees provided by law, the power to do all things and execute all instruments that may be deemed necessary or proper, including but without limitation, the following powers, all of which may be exercised in the sole discretion of my Executor or Trustee and without order or approval or report to any Court:

A. To sell, exchange, or otherwise dispose of any property at any time held or acquired under this Will, for any purpose my Executor or Trustee may deem necessary, at a public or private sale, for cash or on terms, with or without advertisement, including the right to lease and to grant options to buy for any period notwithstanding that such period may or will continue beyond the termination of my estate or any trust; all persons taking under this Will shall be bound

to any such lease or option period for the full term thereof;

B. To borrow money, to renew, revise, extend, modify or compromise any indebtedness from time to time, and to secure preexisting or new indebtedness by mortgaging, pledging and/or conveying any property of any estate or trust; this power shall include the power to borrow from my Executor or Trustee at a reasonable rate of interest;

C. To invest all monies in such stocks, bonds, securities, investment company or trust shares, mortgages, notes, choses in action, real estate, improvements thereon, and other property as my Executor or Trustee may deem best without regard to any law now or hereafter in force limiting investments of fiduciaries;

D. To retain for investment any property or choses in action owned by me at the time of my death;

E. To use such brokers, attorneys, accountants and other agents as my Executor or Trustee may deem necessary or desirable and to pay reasonable compensation for their services;

F. To compromise, settle or otherwise adjust any claim or demand by or against my estate or any trust and to agree to any rescission or modification of any contract or agreement affecting such estate or trust;

G. To register any stock, bond or other security in the name of any nominee, without the addition of words indicating that such security is held in a fiduciary capacity, but accurate records shall be maintained showing that such security is an asset of my estate or trust and my Executor or Trustee shall be responsible for the acts of any such nominee;

H. To vote in person or by proxy any corporate stock or other security and to agree to or to take any other action in regard to any reorganization, merger, consolida-

tion, liquidation, bankruptcy or other proceeding affecting any stock, bond or other property;

I. To determine whether items should be charged or credited to income or corpus or apportioned between income and corpus and in such manner as my Executor or Trustee in his sole discretion may reasonably deem equitable and fair under all the circumstances, including the power to amortize or fail to amortize any part or all of any premium or discount, and to provide or fail to provide a reasonable reserve against depreciation or obsolescence on any asset subject to depreciation or obsolescence;

J. To make any election permitted by any tax law, if in the opinion of my Executor or Trustee such election is for the combined best interest of my estate and the beneficiaries thereof;

K. To make or agree to such apportionment of taxes as my Executor or Trustee shall deem equitable and fair under all the circumstances;

L. With respect to any trust created under this Will, to sell any property to or to purchase any property from any other trust created under this Will at the fair market value thereof as determined by my Trustee, even though the same person or corporation may be acting as a Trustee of both trusts;

M. To retain and carry on any business in which I may own an interest at the time of my death, to acquire additional interest in any such business, to agree to the liquidation in kind of any corporation in which my estate or trust may have an interest and to carry on the business thereof, to join with other owners in adopting any form of management for any business or property in which my estate or trust may have an interest, to become or remain a general or limited partner

in regard to any such business or property, to incorporate any such business or property and hold the stock or other securities as an investment and to employ agents and confer on them authority to manage and operate such business, property or corporation, without liability for the acts of any such agent or for any loss, liability or indebtedness of such business if the management is selected and/or retained with reasonable care;

N. To enter into a contract or contracts of life insurance on the life of any person who is a beneficiary qualified to receive income or corpus from any trust established hereunder, such contracts to contain such terms and conditions and to be with such company or companies as my Executor or Trustee may determine in his sole discretion, provided that the trust of which the insured is a qualified beneficiary shall be the primary beneficiary of such contract.

O. To receive, administer and dispose of, as a part of, any trust hereunder, any property or funds that may be added to such trust by any person at any time.

IN WITNESS WHEREOF, I sign, seal, publish and declare this my LAST WILL AND TESTAMENT in the presence of the persons witnessing it at my request, this 27 day of _____ Feb, 1978.

Era T. Coke (SEAL)
ERA T. COKE

ERA T. COKE signed the foregoing instrument in our presence, publishing and declaring it to be her Last Will and Testament, and as witnesses whereof, we do now, at her request and in her presence, and in the presence of each other, hereto subscribe our names on the date above mentioned, this attesta-

tion clause having been read by us and we having noted that the events therein enumerated took place as stated.

WITNESS: ADDRESS:

Janet Robertson 600 Gallatin Rd
Old Hickory TN 37206

Ann Glenn

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 164 Page 358
Given under my hand and official seal, at office, in Nashville, this 24th of Aug 1989.

BILL COVINGTON
Clerk of Probate Court

By Betty Hendrix
Deputy Clerk

EXHIBIT "C"

BOOK 7979 PAGE 668

STATE OF TENNESSEE
DEPARTMENT OF HEALTH AND ENVIRONMENT
CORDELL HULL BUILDING
NASHVILLE, TENNESSEE 37219-5402

I hereby certify the below to be a true and correct copy of the official document on file in this department. Valid ONLY when embossed seal of the Tennessee Department of Health and Environment and red imprinted signature of the State Registrar are affixed.

Paula Taylor

AUG 28 1989

Paula Taylor
State Registrar

Dr.J.P.Lester.Mid State Bapt. 1 PM.

DEPARTMENT OF PUBLIC HEALTH **CERTIFICATE OF DEATH** DIVISION OF VITAL STATISTICS
STATE OF TENNESSEE

DEATH NO. 65-027347

1. NAME: Hartwell (First) Fry (Middle) Coke. (Last)
2. DATE OF DEATH: 10/18/65.
3. RACE: White
4. SEX: Male.
5. SINGLE, MARRIED, WIDOWED, DIVORCED (SPECIFY): Married.
6. DATE OF BIRTH (MONTH DAY YEAR): 4/24/1913.
7. AGE (IN YEARS LAST BIRTHDAY): 52.
IF UNDER 1 YR. MONTHS / DAYS; IF UNDER 24 HRS. HOURS / MINS.

8. PLACE OF DEATH
A. COUNTY: Davidson.
B. CIVIL DISTRICT:
C. CITY OR TOWN: Nashville, Tenn.
D. LENGTH OF STAY IN THIS PLACE: 27 Years.
E. NAME OF HOSPITAL OR INSTITUTION (If Hospital or Institution, Give Street Address or Location): Mid-State Bapt.
F. INSIDE CITY LIMITS? YES [X] NO [ ]

9. USUAL RESIDENCE OF DECEASED (Where Deceased Lived. If Institution, Residence Before Admission)
A. STATE: Tenn. B. COUNTY: Davidson C. CIVIL DISTRICT:
B. CITY OR TOWN: Nashville, Tenn.
B. INSIDE CITY LIMITS? YES [X] NO [ ]
F. STREET ADDRESS (Or Location): 1246 Plymouth Ave.
G. IS RESIDENCE ON A FARM? YES [X] NO [ ]

10. USUAL OCCUPATION (Give Kind of Work Done During Most of Working Life, Even If Retired): Pharmacist.
10a. KIND OF BUSINESS OR INDUSTRY:
11. SOCIAL SECURITY NUMBER:
12. WAS DECEASED EVER IN U.S. ARMED FORCES? YES, NO, OR UNKNOWN: IF YES, GIVE WAR OR DATES OF SERVICE:

13. BIRTHPLACE (State or Foreign Country): ohreys County Tenn.
14. CITIZEN OF WHAT COUNTRY?:
15. NAME OF HUSBAND OR WIFE: Era Tipps Coke.
16. NAME OF FATHER: omas Hartwell Coke.
17. MOTHER'S MAIDEN NAME: Dozie Fry.
18. INFORMANT: Howard Coke, Nashville, Tenn. ADDRESS: 5019, Hillwood Dr.

MEDICAL CERTIFICATION

19. CAUSE OF DEATH
PART I. DEATH WAS CAUSED BY: IMMEDIATE CAUSE (A): Peripheral Vascular Collapse 456 — 1-2 hrs.
DUE TO (B): Chronic Disruptive 950 — 8 hrs.
DUE TO (C): Post Operative Stress 527 — 6 days
PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO THE DEATH BUT NOT RELATED TO TERMINAL DISEASE CONDITION GIVEN IN PART I (A): Arthritis, Gastric Ulcer HVD, ASHD Chr Psychoneurosis
INTERVAL BETWEEN ONSET AND DEATH
20. WAS AUTOPSY PERFORMED? YES [ ] NO [X]

ACCIDENT [ ] SUICIDE [ ] HOMICIDE [ ]
21a. DESCRIBE HOW INJURY OCCURRED (Describe Means of Injury in Part I or Part II of Item 19):
TIME OF INJURY: HOUR A.M. P.M. / MO. / DAY / YR.
INJURY OCCURRED WHILE AT WORK [ ] NOT WHILE AT WORK [ ]
21c. PLACE OF INJURY (In or About Home, Farm, Factory, Street, Office Building, etc.):
21d. PLACE OF INJURY: CITY, TOWN OR RURAL / COUNTY / STATE

I HEREBY CERTIFY THAT THE DECEASED DIED ON THE DATE AND FROM THE CAUSE STATED ABOVE
SIGNATURE: [signature]
M.D. [X] D.O. [ ] OTHER (SPECIFY): [ ]
ADDRESS: 419 Medical Arts Bldg. Nashville, Tenn.
DATE: 10-22-65

BURIAL, CREMATION, REMOVAL (SPECIFY): Burial
23a. DATE OF BURIAL, CREMATION OR REMOVAL: Oct. 20, 1965.
23c. NAME OF CEMETERY OR CREMATORY: Forrest Lawn.
23b. LOCATION CITY, TOWN OR COUNTY / STATE: Goodletsville, Tenn.

FUNERAL DIRECTOR: [illegible]
ADDRESS: [illegible], Tenn.
25. REGISTRATION DIST. NO.: 21901
26. DATE SIGNED BY LOCAL REG.: 10-26-65
27. REGISTRAR'S SIGNATURE: [signature]

RECORDER'S MEMO:
Legibility or Writing, Typing or Printing in This Document Unsatisfactory When Received

2564 11/08 0101 03CHECK 48.00

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.
Nov 8 2 56 PM '89

IDENTIF. REFERENCE

80500