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LAST WILL AND TESTAMENT

OF

MARTHA M. EANES

FILED
ENTERED 3-23-90
BOOK PAGE
JANICE W. JORDAN, Clerk & Master

4 P.90-480

I, MARTHA M. EANES, of Brentwood, Williamson County, Tennessee, being of sound mind and disposing memory, and realizing the uncertainty of life, do hereby make and publish this my Last Will and Testament, hereby revoking all Wills and Codicils thereto by me at any time heretofore made.

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ITEM I

I direct that all of my just debts, funeral expenses, state and federal taxes, and the costs of administering my estate be paid from my estate as soon after my death as practical.

ITEM II

I give, devise, and bequeath unto my husband, James T. Eanes, if he survives me, unless death occurs in accordance with the provisions of Item III below, absolutely and in fee simple, all of my property, real, mixed, or personal, and wherever situated at the time of my death.

ITEM III

In the event my husband, James T. Eanes, does not survive me, or dies within thirty (30) days after my death, if our deaths result from an accident or common disaster, then I give all of my property, real, mixed, or personal, and wherever situated at the time of my death as follows:

To my daughter, Lura Jo Hupka, certain real property on Haber Drive, Brentwood, Williamson County, Tennessee, for the desired purpose that she use this property for the benefit and

CHANCERY COURT
STATE OF TENNESSEE
WILLIAMSON COUNTY
I, THE UNDERSIGNED CLERK & MASTER, DO HEREBY CERTIFY THIS TO BE A TRUE COPY OF THE ORIGINAL OF THIS INSTRUMENT FILED IN THIS CAUSE
JANICE W. JORDAN, Clerk & Master

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

care of her mentally incapacitated sister, Nancy Eanes, but that Laura Jo have the right to sell the property if she deems it more feasible, and nothing contained herein is intended to be a legal contingency whereby our daughter, Nancy Eanes, will have a legal right to the property on Haber Drive, Brentwood, Tennessee. I give, devise, and bequeath any other real, personal, or mixed property, of which I die seized, to my two (2) daughters, Laura Jo Hupka and Lynda Gayle Flanagan to share equally, and in the event either of these children predecease me in death leaving issue, then the issue of that deceased child shall take his parent's share of my estate to be divided on a per stirpes basis among the issue of that deceased child.

If the death of my husband and I should occur as set forth in Item III herein, then it is my desire that my niece, Melissa Hupka, be appointed Conservator of my daughter, Nancy Eanes, provided Melissa Hupka has reached her majority at that time, but in the event she has not reached her majority, then I nominate and appoint my niece, Beverly Allen, to serve as Conservator of Nancy Eanes until such time as Melissa Hupka reaches her majority, at which time I desire that these two (2) individuals serve as Co-Conservators to look after the needs and business of Nancy Eanes' estate.

ITEM IV

I nominate and appoint my husband, James T. Eanes, to serve as Executor of my estate unless he predeceases me, or if our deaths should occur as set forth in Item III herein, I nominate and appoint my daughter, Laura Jo Hupka, to serve as the Executrix of my estate, without the necessity of either of these two (2) individuals being required to make bond.

ITEM V

I give, devise, and bequeath my one-third (1/3) interest in certain property located at 2828 Bransford Avenue, Nashville, Tennessee, to my daughter, Lynda Gayle Flanagan, and if at my death said property has been sold, then an amount equal to the value of my interest sold in that property shall be set aside from my estate to Lynda Gayle Flanagan.

ITEM VI

I authorize either of my Executor or Executrix in the exercise of reasonable discretion with respect to all property, real, personal, or mixed, at any time forming a part of my estate, to exercise any and all of the powers set forth in Section 3 of Chapter 110 of the Public Acts of the General Assembly of Tennessee of 1963, that being Tennessee Code Annotated 35-618. To the extent applicable, all of its provisions and powers are incorporated herein by reference as fully as if copied herein verbatim.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of this and two (2) preceding pages, and I have signed this Will in the presence of the persons witnessing it at my request, on this the 23 day of June, 1978.

Martha M. Eanes
MARTHA M. EANES, TESTATRIX

Signed by the said MARTHA M. EANES as and for her Last Will and Testament, consisting of three (3) pages, including this page, in the presence of us, the undersigned, who at her request and in her sight and presence and in the sight and presence of each other have subscribed our names as attesting witnesses on the day and date above written.

Julian F. McBride, 1224 Beechhaven Dr
Name Address

Jean M. McBride, 1226 Beechhaven Dr - Brentwood Tenn 37027
Name Address