File Box 11

BOOK 8443 PAGE 864

Map & Parcel No.: 59-15-160
Mortgagee

Grantee: Barbara Tease Mayberry
Address: 720 Revels Drive
Nashville, Tennessee 37207

Send Tax Notice To: Barbara Tease Mayberry
SAME

EXECUTRIX' QUITCLAIM DEED

Mattie Lee Leath died on September 20, 1990, leaving a will. The Letter of Administration named Barbara Tease Mayberry as Executrix. The Executrix is duly qualified. All debts of the decedent having been paid. The Tennessee Inheritance Tax clearance has been received being receipt number 34619. The will having been probated and filed in will book 172 at page 517. The Executrix by signing this Deed releases any rights the Executrix has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the law of Tennessee, Barbara Tease Mayberry as Executrix of the Estate of Mattie Lee Leath, quitclaims to Barbara Tease Mayberry, Trustee, in trust pursuant to will(herein attached as exhibit A), which provides that the said property is to be held in trust for the benefit of Lee A. Mayberry and Lorie S. Mayberry until the youngest of the beneficiaries reaches 21 years of age at which time the Trustee shall, as soon as practicable, cause the property to be deeded to the beneficiaries.

> Land in Davidson County, Tennessee, being Lot No. 218 on the plan of Haynes Manor Subdivision, Section II, as of record in Book 3700, page 88, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 218 fronts 70.0 feet on the southeasterly side of Vanderhorst Drive and extends back between lines 135.0 feet to a rear line which measures 69.98 thereon.
>
> Being the same property conveyed to Mattie Lee Leath by Warranty Deed from Cumberland Builders, Inc., of record in Book 4164, page 573, Register's Office for Davidson County, Tennessee.

Witness our hand at Nashville, Tennessee, this 13th day of September, 1991.

4744

SEP 17 9 48 AM '91

Estate of Mattie Lee Leath

By Barbara T. Mayberry
Barbara Tease Mayberry

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kaye Manson Jeter, a Notary Public, Barbara Tease Mayberry, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix and was appointed by the Court to execute this instrument on behalf of the estate.

Witness my hand, at office, this 13th day of Sept, 1993.

Kaye Manson Jeter
Notary Public

KAYE MANSON JETER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/26/94

10-5-90
WE172-517 96131

BOOK 8443 PAGE 866

Last Will and Testament

OF

MATTIE L. LEATH

I, **MATTIE L. LEATH**, of 707 Vanderhorst Drive, City of Nashville, County of Davidson and State of Tennessee, being of sound and disposing mind, memory and judgment do hereby make, publish, and declare the following to be my Last Will and Testament, hereby revoking all Wills and Codicils heretofore made by me.

I.

Upon my death, I direct that all of my debts, including funeral expenses and expenses of my last illness, be paid as soon as it is legally possible to do so, provided that no debts barred by the Statute of Limitations or in bankruptcy are to be paid.

II.

I give and bequeath to my grand-nieces, Lee A. Mayberry and Lorie S. Mayberry in trust my home at 707 Vanderhorst Drive, in equal shares to share and share alike. I appoint their mother, Barbara Arnetha Mayberry as the trustee. The terms of the trust are as follows:

a. The Trustee shall hold the property until the youngest of the two beneficiaries Lee A. Mayberry and Lorie S. Mayberry reaches the age of 21.

b. The Trustee at her discretion may lease, rent, mortgage, insure, repair, improve or sell the property as she may deem advisable. If the property is sold she is to hold the proceeds until the trust is dissolved.

c. At such time as the youngest of the beneficiaries reaches 21 years of age the Trustee shall as soon as practicable cause the property to be deeded to the beneficiaries or distribute the proceeds in equal shares to the beneficiaries.

d. If any beneficiary has not survived at the time of distribution her share shall go to the surviving beneficiary.

M. L. L.

III.

I give my household furnishings to **RISIE TEASE, ERNESTINE GAY,** and **CARL FIELDS** to share and share alike. If after they have chosen what they want, there are items remaining, then the Executrix is instructed to sell the remaining items and divide the proceeds equally.

IV.

I give my organ and guitar to Michael D. Fields, my nephew who presently resides in Tyler, Texas.

V.

I give any car that I may own to Carl Fields, my brother, if he survives me.

VI.

I direct that the residue of my estate excluding property be divided into eight (8) shares using the following percentages:

Risie Tease	-	30%
Ernestine Gay	-	25%
Carl Fields	-	20%
Michael Fields	-	5%
Debbie Gay	-	5%
Tasha Gay	-	5%
Donnel Gay	-	5%
Tish Gay	-	5%

provided that each beneficiary, in order to qualify for his or her respective share, must survive me for 45 days. If any beneficiary does not survive me, I direct that the share of such beneficiary be divided equally among the surviving beneficiaries.

If any such shares are not effectively disposed of by my separate gifts of them, I direct that they be distributed pro rata among the beneficiaries of my gifts of the remaining shares.

M.L.L.

VII.

I appoint my niece, BARBARA ARNETHA MAYBERRY, Executrix of my Will, to serve without bond. If she is unable to serve then I appoint my sister, Risie Tease to serve in her place without bond.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this Last Will and Testament, consisting of this page and two preceding typewritten pages and for the purpose of identification, I have initialed each such page, all in the presence of the persons witnessing it at may request on this 16th day of November, 1987 at Nashville, Tennessee.

Mattie L. Leath
MATTIE L. LEATH

On this 16th day of November, 1987, at Nashville, Tennessee, the above-named Testatrix signed, published and declared the foregoing as and for her Last Will and Testament, in our presence, and thereupon at her request, in her presence, and in the presence of each other, we have hereunto subscribed our names as witnesses to this Will, declaring our belief that she is of sound mind and memory and under no constraint or undue influence.

Sharon L. Armstrong of Nashville, Tennessee
Phyllis Tempest of Nashville, Tennessee

M. L. L.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, KAYE JETER HARRIS Notary Public in and for said State and County, Sharon R. Armstrong and Phyllis A. Simpson to me known, who made oath as follows:

1. That they were requested by the Testatrix, to witness her signature to the attached instrument, which purports to be her Last Will and Testament, and they were further requested by the Testatrix to execute this affidavit.

2. That the Testatrix signed said instrument and declared the same to be her Last Will and Testament in the presence of each of the undersigned, on the date set forth therein;

3. That each of the undersigned in turn signed the said instrument on the same date, as attesting witnesses, in the sign and presence of the Testatrix and of each other;

4. That the Testatrix was of apparent sound mind at the time of the execution of said instrument; and

5. That this affidavit is made pursuant to Section 32-2-110, Tennessee Code Annotated.

Sharon R. Armstrong

Phyllis A. Simpson

Sworn and subscribed to before me this 16th day of November, 1987.

Kaye Jeter Harris
NOTARY PUBLIC

My Commission Expires: 9-11-90

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 78 Page 514
Given under my hand and official seal, at office, in Nashville, this 13 of Sept 1991.

BILL COVINGTON
Clerk of Probate Court

By _____
Deputy Clerk

1460 09/17 0101 03CHEK 13.00

M. L. L.