BOOK 8597 PAGE 765

THIS INSTRUMENT PREPARED BY:
Diana Bass
562 E. Morton Ave.
Nashville, TN 37211

RETURN TO:
Mary Bolte
9039 Forest Lawn Dr.
Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Alice Faye Dickson 3820 Baxter Avenue Nashville, TN 37216	Same	061-15-0306.00 15DZ-06020

WITNESSETH:

For and in consideration of the sum of $1.00 cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Mary Ellen Bolte, Caleb Owen Dickson, Bettye Ann Butler, Linda Frances Beasley, Patricia Irene Bradford, Gloria June Phillips, and Margaret Elizabeth Smith by these presents hereby sell, assign, and quitclaim unto Alice Faye Dickson, for the life of Alice Faye Dickson or for as long as she resides thereon, whichever time period is shorter, all of their right, title and interest in and to the following described real estate, situated in the County of Davidson and State of Tennessee, to wit:

Being the northerly half of Lot No. 32 on the map of the subdivision of the Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County.

Said part of Lot No. 32 fronts 50 feet on the easterly side of Baxter Avenue, and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Mary Ellen Bolte, Caleb Owen Dickson, Alice Faye Dickson, Bettye Ann Butler, Linda Frances Beasley, Patricia Irene Bradford, Gloria June Phillips, and Margaret Elizabeth Smith by Will of Helen O. Dickson dated March 7, 1980 and of record in Will Book *, page *, Probate Office for Davidson County, Tennessee.

*SEE ATTACHED WILL DATED MARCH 7, 1980 AS "EXHIBIT A"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Alice Faye Dickson
Affiant

Subscribed and sworn to before me this 7th day of April, 1992.

Notary Public

My Commission Expires: 11-27-92

This is improved property known as 3820 Baxter Avenue, Nashville, Tennessee 37216.

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

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

In witness whereof, the undersigned have set their signatures, the 7th day of April, 1992.

Mary Ellen Bolte
Mary Ellen Bolte

Caleb Owen Dickson
Caleb Owen Dickson

Bettye Anne Butler
Bettye Ann Butler

Linda Frances Beasley
Linda Frances Beasley

Patricia Irene Bradford
Patricia Irene Bradford

Gloria June Phillips
Gloria June Phillips

Margaret Elizabeth Smith
Margaret Elizabeth Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of April, 1992, before me personally appeared Mary Ellen Bolte, Caleb Owen Dickson, Bettye Ann Butler, Linda Frances Beasley, Patricia Irene Bradford, Gloria June Phillips, and Margaret Elizabeth Smith, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office, this 7th day of April, 1992.

Judith G. Lakes
Notary Public

My Commission Expires: 11-27-92

U0362

IDENTIFICATION REFERENCE

APR 9 12 13 PM '92

DAVIDSON COUNTY, TN

PICK-UP

9031 04/09 0101 01CASH 15.00

EXHIBIT A BOOK 8597 PAGE 767

DAVIDSON

LAST WILL AND TESTAMENT

OF

HELEN ENGLISH OWEN DICKSON

I, Helen English Owen Dickson, 3820 Baxter Avenue, Nashville, Tennessee, being of sound mind and disposing memory, for the purpose of making disposition upon my death, of my entire estate, real, personal and mixed, and any estate which I may have the power to dispose of, wherever situated, whether owned and possessed by me at the date of execution, hereof, or acquired by me after such date, do hereby publish and declare this to be my Last Will and Testament, hereby revoking all Wills and codicils by me at any time heretofore made.

I

I direct that all my debts and funeral expenses be first paid out of my estate.

II

All the rest, residue, and remainder of my estate, real, personal and mixed, of which I may die, seized or possessed, or to which I may be entitled, I devise and bequeath to my eight (8) children, to wit: Alice Faye Dickson, Patricia Irene Bradford, Linda Frances Beasley, Margaret Elizabeth Dickson all of Nashville, Tennessee, Mary Ellen Bolte of Brentwood, Tennessee, Gloria June Phillips of Knoxville, Tennessee, Caleb Owen Dickson of Cumberland Furnace, Tennessee and Bettye Ann Butler of Ashland City, Tennessee who will share and share alike. To Mary Ellen Bolte, I give: end table, piano, and glass pitcher. To Caleb Owen Dickson, I give: library table, mirror, corner bookcase, cream and sugar and cruet. To Alice Faye Dickson, I give: cedar chest, camera and equipment, perserves stand, and glass pitcher. To Bettye Ann Butler, I give: sewing chest, desk, and pink bowls. To Linda Frances Beasley, I give: square table, cake stand, rosebud dishes. To Patricia Irene Bradford, I give: fruit bowl, white pitcher and wash bowl, mahogany bedroom, hobnail glasses, and nut cracker. To Gloria June Phillips, I give: dining table, picture frame, and punch bowl. To Margaret Elizabeth Dickson, I give: round box and candle sticks, wardrobe, rocking chair, dishes set and dumpling bowl.

Helen English Owen Dickson

III

I hereby appoint my eldest daughter, Mary Ellen Bolte, executrix of this my Last Will and Testament, and hereby exonerate her from giving bond for the faithful discharge of her duties as such, and I hereby authorize my said executrix to sell and dispose of the property belonging to my estate, without obtaining an order of Court to do so.

In the event my daughter and I should encounter a common disaster in which we both should lose our lives it shall be presumed that we expired simultaneously; in such an event, it is my desire that all of my property both real, personal and mixed, wherever situated shall go to the surviving children as described in Part II. Should my eldest daughter precede me in death, I leave the end table, piano, and glass pitcher to my grandaughters Diana Carol Bolte and Mary Paula Bolte. In addition, should my eldest daughter precede me in death, I then direct that Caleb Owen Dickson, Route 1, Box 58, Cumberland Furnace, Tennessee, my eldest son, then should become executor, and hereby exonerate him from giving bond for the faithful discharge of his duties as such.

In witness whereof, I hereunto set my hand this the 7th day of March, 1980.

Helen English Owen Dickson
HELEN ENGLISH OWEN DICKSON

Mrs. James E. Shamoke
James E. Shamoke
Thomas J. Griffey

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The above instrument, consisting of three typewritten pages, this included, was signed, published and declared by the said Helen English Owens Dickson, as her Last Will and Testament, in the presence of us, who at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses thereto.

Mrs. James E. Shoemake
WITNESS

3819 Baxter Ave.
ADDRESS
Nashville, Tenn.

James E. Shoemake

3819 Baxter Ave.
Nashville, Tenn.