BOOK 9028 PAGE 316

213596

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

:Address New Owner(s) :As Follows:	: Send Tax Bills To:	: Map Parcel Numbers:
: W. A. Walker, Jr. : Carol M. Wallace : Phillip A. Walker	Same	: Map 74-8 : Parcel 190

WHEREAS, W. A. Walker, Sr. died testate on December 4, 1992, leaving a Last Will and Testament dated March 7, 1986 of record in Will Book 182, page 308, Register's Office of Davidson County, Tennessee (the "Will"); and

WHEREAS, as of the date of his death, W. A. Walker, Sr. was the owner of a certain tract of improved real property located at 206 Bonnacliff Court, Hermitage, Davidson County, Tennessee, as evidenced by that certain deed of record in Book 3814, page 284, Register's Office for Davidson County, Tennessee (the "Property"); and

WHEREAS, Carol M. Wallace is the duly appointed Executrix of the estate, as evidenced by the Last Will and Testament of the decedent, a copy of which is attached hereto as Exhibit A; and

WHEREAS, pursuant to the terms of the Will, all of the rest and residue of the estate of W. A. Walker, Sr., including the Property, is devised to his three children, W. A. Walker, Jr., Carol M. Wallace and Phillip A. Walker, equally, with full power and authority sell, convey and transfer the Property without the joinder of any other party; and

WHEREAS, the estate of W. A. Walker, Sr. desires to enter into his deed to memorialize the conveyance of the Property to the three children, equally.

NOW, THEREFORE, this deed is made this the 27th day of _____, 1993 by W. A. Walker, Jr., Carol M. Wallace and Phillip A. Walker as the beneficiaries of the estate of W. A. Walker, Sr.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Carol M. Wallace, as Executrix of the estate of W. A. Walker, Sr., by these presents does hereby quitclaim and convey unto W. A. Walker, Jr., Carol M. Wallace and Phillip A. Walker, their heirs, successors and assigns, all its right, title and interest in and to the following-described property:

Land in Davidson County, Tennessee, being Lot No. 862 on the Map of Hermitage Hills subdivision, Section 8, as of record in Book 3600, page 24, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William Allen Walker and wife, Nancy C. Walker, by deed from A. H. Johnson and wife, Malvin Johnson, of record in Book 3814, page 284, in the Register's Office for Davidson County, Tennessee;

the said Nancy C. Walker having since died on November 5, 1983.

This is improved property known as 206 Bonnacliff Court, Hermitage, Tennessee 37076.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 27th day of July, 1993.

Carol M. Wallace, as Executrix of the Estate of W. A. Walker, Sr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Renee F. Hill, a Notary Public, Carol M. Wallace, as Executrix of the Estate of W. A. Walker, Sr., with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of July, 1993.

Renee F. Hill
Notary Public

My Commission Expires:
November 20, 1996

STATE Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this 27 day of July, 1993.

Renee F. Hill
Notary Public

My Commission Expires:
November 20, 1996

EXHIBIT A

LAST WILL AND TESTAMENT

OF

WILLIAM ALLEN WALKER, SR.

I, WILLIAM ALLEN WALKER, SR., a resident of Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this as my Last Will and Testament, hereby revoking all Wills and Codicils heretofore made by me.

1. Appointment of Executor. I nominate and appoint Carol Marie Walker, as Executor of this my Last Will and Testament, and I direct that no bond shall be required. In the event Carol Marie Walker ceases or fails to serve, then I nominate and appoint Phillip Andrew Walker as Executor and I direct that no bond shall be required. Whenever the term "Executor" is used herein, it shall be deemed to apply to the party or parties acting, and any reference to such party or parties in one gender shall be deemed to mean the proper gender.

2. Payment of Debts and Taxes. I direct that all of my just debts (except debts secured by mortgages or other security instruments, which may be paid off or retained in the discretion of my Executor), including funeral and testamentary expenses and expenses of my last illness, be paid as soon as may be convenient after my death. I further direct that all estate, inheritance and other taxes of the same nature (except any generation-skipping taxes imposed by the Internal Revenue Code or by any state) which are payable because of my death, including any interest or penalties thereon, with respect to the property comprising my estate for such tax purposes, whether or not such property passes under this Will and whether such taxes are payable by my estate or by any recipient or beneficiary of any such property, shall be paid entirely out of my residuary estate as an expense of administration and without apportionment, and with no right of reimbursement from any recipient or beneficiary of any such property.

   I direct that the proceeds of any life insurance payable to my estate or to my Executor may be used for the payment of debts or taxes.

3. Disposition of Tangible Personal Property. I may leave a list attached to my Will indicating that certain items of tangible personal property are to be distributed to beneficiaries designated on said list, and my Executor is directed to comply with the instructions contained therein, which list is incorporated herein by reference. Any furniture, household furnishings, automobiles, personal effects and all other items of tangible personal property which I own at the time of my death which are not mentioned in such list, I give to my children, William Allen Walker, Jr., Carol Marie Walker and Phillip Andrew Walker, equally, with the issue of any deceased child representing his or her parent, per stirpes. My Executor may distribute the share of any minor beneficiary to such beneficiary, or to the person with whom such beneficiary is residing. If in the discretion of my Executor, any of such property is not suitable for delivery, the Executor may retain such property in safekeeping for future delivery or may sell such property and add the proceeds to my residuary estate.

4. Distribution of Residuary Estate. I devise all the rest and residue of my property, real, personal or mixed, of whatever kind and character and wherever situated to my children, named above, equally, with the issue of any deceased child representing his or her parent, per stirpes.

5. Powers of Executor. My Executor shall have all the powers enumerated in Section 35-50-110, Tennessee Code Annotated, and the introductory paragraph and all subparagraphs thereof, to the extent not inconsistent with the express provisions hereof, are hereby incorporated herein by reference as fully as though copied herein verbatim.

6. Waiver of Requirement of Inventory. I hereby expressly excuse my Executor from filing an inventory of my estate as would otherwise be required pursuant to Section 30-2-301, Tennessee Code Annotated unless such inventory is specifically requested by any beneficiary of my residuary estate.

7. Definition of Issue. Whenever used herein, the term "issue" shall include adopted as well as natural born.

IN WITNESS WHEREOF, I have hereunto set my hand on this 7th day of MARCH, 1986, to this my Last Will and Testament, and have subscribed the foregoing page at the bottom thereof for the purpose of identification.

William Allen Walker Sr.
WILLIAM ALLEN WALKER, SR.

Signed, signified and declared by the said WILLIAM ALLEN WALKER, SR., being of sound mind and disposing memory, as and for his Last Will and Testament, in the presence and sight of us, present at the same time, who, at his request, in his presence and sight, and in the presence and sight of each other, have subscribed our names as attesting witnesses on the day and year last above written.

WITNESSES:

Jon Austin Campbell ADDRESS: 537 Heritage Lane Madison, TN 37115

[illegible] ADDRESS: 1710 Liberty Lane, Gallatin, TN 37066

A F F I D A V I T

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Jo Anita Campbell and Mary Ashley Nichols being severally duly sworn, depose and say that:

We are acquainted with WILLIAM ALLEN WALKER, SR., who executed this annexed Last Will and Testament, consisting of TWO (2) typewritten pages, dated MARCH 7th, 1986, on that date at Nashville, Tennessee, by subscribing his name at the end thereof in the presence and sight of each of us.

At the time of subscribing said Will, WILLIAM ALLEN WALKER, SR. declared the instrument so subscribed by him to be his Last Will and Testament, and we thereupon signed our names as witnesses at the end of said instrument at his request and in his presence and sight, and in the presence and sight of each other.

At the time of executing said Last Will and Testament, WILLIAM ALLEN WALKER, SR. was over the age of eighteen years and in our opinion was of sound mind, memory and understanding and not under any restraint or in any respect incompetent to make a Last Will and Testament.

This affidavit is made at the request of said WILLIAM ALLEN WALKER, SR..

The annexed Last Will and Testament was examined by the undersigned witnesses at the time this affidavit was made.

Jo Anita Campbell

Mary Ashley Nichols

SWORN TO AND SUBSCRIBED before me, this 7th day of MARCH, 1986.

Charlene Simmons
NOTARY PUBLIC

My Commission Expires:
CHARLENE SIMMONS
NOTARY PUBLIC
DAVIDSON COUNTY TENN
My Commission Expires
August 17, 1989

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