#74900

BOOK 9499 PG 313

# Last Will and Testament

OF

FRONA GAINES

I, Frona Gaines, of Davidson County, Tennessee, do hereby make, publish, and declare this to be my Last Will and Testament, and I hereby revoke any and all wills and codicils heretofore made by me at any time.

ITEM I

My Executrix is directed to pay my just debts including my funeral expenses, expenses of my last illness, testamentary expenses and all other proper charges against my estate as soon as convenient after my death. My Executrix is directed also to pay all federal and state estate, inheritance and other transfer taxes assessed against my estate or against any beneficiary, including estate and inheritance taxes assessed on account of life insurance proceeds or any other property which is included in my gross estate for the purposes of such taxes, whether or not included in my probate estate. My Executrix is directed to pay all of these taxes out of the residue portion of my estate hereinafter described in this my will and no such taxes shall be payable out of any other portion of my estate.

ITEM II

I specifically will, bequeath, and devise to my niece, Mai Ella Toran, all of my certain real property known as and located at No. 1710 1/2 Pecan Street in Nashville, Davidson County, Tennessee, including without limitation the red brick house, the garage, and all other buildings and fixtures located thereon, said real property being more particularly described as being all of Lot No. 30 on the plan of Buena Vista Heights



Frona Gaines

Addition as of record in Book 161, Page 19, in the Register's Office for Davidson County, Tennessee and being part of same property conveyed to me and my husband, Hollis Gaines (who is now deceased), by deed from Judge Buford and wife, Hortense Buford, of record in Book 1198, Page 158, in the Register's Office for Davidson County, Tennessee, and further I will, bequeath and devise to my niece, Mai Ella Toran, all policies of insurance which I may own at my death on all such above-described property.

ITEM III

I specifically will, bequeath and devise to my niece, Mattie Lee Jones, all of my certain real property known as and located at 1710 Pecan Street in Nashville, Davidson County, Tennessee, including without limitation the wood-frame house, the garage, and all other buildings and fixtures located thereon, said real property being more particularly described as all of Lot No. 29 on the plan of Buena Vista Heights Addition as of record in Book 161, Page 19, in the Register's Office for Davidson County, Tennessee and being part of the same property conveyed to me and my husband, Hollis Gaines (who is now deceased), by deed from Judge Buford and wife, Hortense Buford, of record in Book 1198, Page 158, in the Register's Office for Davidson County, Tennessee, and further I will, bequeath and devise to my niece, Mattie Lee Jones, all policies of insurance which I may own at my death on all such above-described property.

ITEM IV

All the rest and residue of my property of every nature and wherever situated, real, personal or mixed, and property over which I may have a general power of appointment, I hereby bequeath, devise and appoint in equal shares to Mai Ella Toran, Mattie Lee Jones, John Martin Patterson and James Eddie Patterson.



Frona Gaines

ITEM V

I specifically charge and direct that the proceeds of all life insurance policies on my life which are made payable to my estate shall be administered under the terms of this my last will and such life insurance proceeds shall be added to my probate estate and used for the payment of claims, expenses and taxes, as the need may arise, and the residue thereof shall be disposed of as property constituting a part of my probate estate.

ITEM VI

In the event that I am insured under the terms and provisions of any contracts of accident, health, or disability insurance insuring me against loss as described in Tennessee Code Annotated 26-2-110(a), which descriptions are incorporated herein by reference, I specifically direct that any sum or sums of money which may be due and payable to me or to my estate at the time of my death under the terms and provisions of any such contracts of insurance shall be administered under the terms of this my last will, and such sum or sums of money shall be added to my probate estate and used for the payment of claims, expenses and taxes, as the need may arise, and the residue thereof shall be disposed of as property constituting a part of my probate estate.

ITEM VII

My Executrix is authorized to exercise any or all of the powers and authorities contained in Tennessee Code Annotated 35-618, and said powers and authorities in their entirety are specifically incorporated herein by reference.



Frona Gaines

ITEM VIII

I hereby nominate and appoint my niece, Mai Ella Toran, of Nashville, Tennessee, as Executrix of this my will. In the event that Mai Ella Toran is unable to serve, does not wish to serve, or for any reason ceases to act in this fiduciary capacity, I hereby nominate and appoint my niece, Mattie Lee Jones, of Nashville, Tennessee, as Executrix of this my will. I direct that no bond shall be required from any of the persons named above as Executrix. It is required, however, that my Executrix prepare an inventory of the estate she is administering under this my will and send a copy thereof to the beneficiaries of this my will and that an annual accounting of receipts and disbursements be prepared and a copy thereof be sent to the beneficiaries of this my will.

Whenever used in this will, words of masculine gender shall be deemed to include the feminine and the singular shall include the plural and vice versa.

IN WITNESS WHEREOF, I, Frona Gaines, have executed this will by signing my name thereto in the presence of witnesses as required by law at Nashville, Tennessee, on this the 17 day of Aug, 1982.

Frona Gaines

Frona Gaines

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The above instrument consists of 4 typewritten pages, each of which was signed by Frona Gaines. The instrument was this day produced before us, and it was declared, published and acknowledged by Frona Gaines to be her Last Will and Testament, and she signed and subscribed to the same in our presence as and for her Last Will and Testament, and the undersigned at her request and in her presence and in the presence of each other have signed and subscribed our names on this 27th day of August, 1982.

Barbara Cox residing at Nashville, Tn.

L.R. DeMoss residing at Nashville Tennessee

**AFFIDAVIT**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

BOOK 9499 PG 317

**RE: WILL OF FRONA GAINES**

Barbara Cox of Davidson County, Tennessee, and L.R. DeMarco of Davidson County, Tennessee, being first duly sworn according to law now depose and say as follows:

1. That each of them is an adult citizen of the State of Tennessee and the County indicated above.

2. That they witnessed the execution of the Last Will and Testament of FRONA GAINES dated the 27th day of August, 1982, to which this affidavit is attached and that this affidavit is being made at the request of the testatrix and in accordance with Tennessee Code Annotated §32-211.

3. That the instrument was produced before them and declared, published and acknowledged by Frona Gaines to be her Last Will and Testament, and she signed and subscribed to the same in their presence as and for her Last Will and Testament, and the affiants signed and subscribed their names as witnesses at the request of the testatrix and in her presence and in the presence of of each other on the 27th day of August, 1982, as stated in the attestation clause in said Last Will and Testament.

4. That at the time they witnessed the will, the testatrix was over eighteen years of age and was in their opinion of sound mind, was under no duress, compulsion or constraint, and was fully cognizant of the nature of her act.

Barbara Cox

L.R. DeMarco

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Subscribed and sworn to before me this 30th day of August, 1982.

Stephen M. Trentman
NOTARY PUBLIC

My Commission Expires:
Jan. 20, 1985

STATE OF TENNESSEE, DAVIDSON COUNTY:
I Richard R. Rooker, 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 of record in my office. Will Book 19, Page 317
Given under my hand and official seal at office in Nashville, this 21st of October 19 84
RICHARD R. ROOKER, CLERK
By Ka Jackson
Deputy Clerk

84 OCT 21 PM 1:15
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP