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Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Dr. Daphine Sprouse 307 North Wilson Boulevard Nashville, TN 37205	103-12 190.00	Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (GGG) 414 Union Street, P.O. Box 198062, Nashville, TN 37219		

QUITCLAIM DEED BOOK 10061 PG 734

WHEREAS, certain real property located at 307 North Wilson Boulevard, Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"), was conveyed to Hazelle M. Shepherd and Mary Magdalene Denis as tenants in common by deed dated July 14, 1959, of record in Book 93, page 499, Register's Office for Davidson County, Tennessee; and

WHEREAS, Hazelle M. Shepherd predeceased Mary Magdalene Denis; and pursuant to the terms of her will, of record in Will Book 150, page 342, Probate Court Clerk's Office of Davidson County, Tennessee, a certified copy of which is attached hereto as Exhibit B, Ms. Denis was devised a fee interest in the entire Property, subject to a life estate for Daphine Sprouse; and

WHEREAS, Mary Magdalene Denis is also deceased and, pursuant to the terms of her will, of record in Will Book 162, page 49, Probate Court Clerk's Office of Davidson County, Tennessee, a certified copy of which is attached hereto as Exhibit C, Daphine Sprouse was devised a fee interest in the entire Property; and

WHEREAS, Daphine Sprouse desires to establish her ownership of the property by establishing a clear chain of title to the Property.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Daphine Sprouse (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to herself as the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the Property.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Gail G. Greenfield
Affiant

Subscribed and sworn to before me this 24 day of May, 1996.

Mary M. Brown
Notary Public

My Commission Expires: 3/20/97

NOTARY PUBLIC AT LARGE STATE OF TN

349395.01

IN WITNESS WHEREOF, the Grantor has executed this Deed this 21st day of May, 1996.

Daphine Sprouse

BOOK 10061 PG 735

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Melissa Goss, Notary Public, Daphine Sprouse, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of May 1996, 1996.

Melissa B Goss
Notary Public

My Commission Expires: My Commission Expires MAY 30, 1999

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

0349395.01
090947-001 05/13/96

EXHIBIT A

Being Lot No. 21 of Block "F," on the Plan of Cherokee Park, Section One, as of record in Book 547, pages 169 and 170, Register's Office for said County.

Said Lot No. 21 fronts 60 feet on the westerly side of Wilson Avenue and runs back 140 feet on the northerly line and 140.20 feet on the southerly line to a dead line, measuring 67.46 feet thereon.

Being the same real property conveyed to Magdalene Denis and Hazelle Shepherd from Karl A. Buschmann and wife, Lucy A. Buschmann, by deed dated July 14, 1959, and recorded in Book 93, page 499, Register's Office for Davidson County, Tennessee.

Exhibit B

LAST WILL AND TESTAMENT

OF

HAZELLE M. SHEPHERD

I, Hazelle M. Shepherd, of Nashville, Davidson County, Tennessee, being of sound and disposing mind and memory, do hereby make, publish and declare this my Last Will and Testament, hereby revoking all Wills and Codicils heretofore executed by me.

ITEM I

I direct that all of my just debts and funeral expenses be paid by my Executrix out of my general estate as soon as practicable after my death. My Executrix shall likewise pay out of my general estate all fees and expenses incident to the administration of my estate, and all inheritance, succession and estate taxes assessed against my estate.

ITEM II

I leave, bequeath and devise all of my property, of every kind and character, real, personal and mixed and wherever situated, to my friend Mary Magdalene Denis, without qualification or limitation with the exception of the interest I own in my home located at 307 North Wilson Boulevard, Nashville, Tennessee.

In regard to the residence located at 307 North Wilson Boulevard, I own the home with my friend Mary Magdalene Denis, as tenant in common. We both reside in the residence with our friend Daphine Sprouse. In the event Mary Magdalene Denis survives me I give to her all my interest in this residence at 307 North Wilson Boulevard subject only to the right of Daphine Sprouse to continue to live in the residence during her natural life or so long as she chooses, of course, with Mary Magdalene Denis who I assume shall continue to live therein. In the event Daphine Sprouse chooses not to live in the said residence the rights herein bequeathed to her shall terminate and all of my

RECORDERS MEMO
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rights and interest in the said residence at 307 North Wilson Boulevard shall vest in Mary Magdalene Denis.

ITEM III

In the event I am not survived by Mary Magdalene Denis, I leave, bequeath and devise all of my property, of every kind and character, real, personal and mixed and wherever situated, to my friend, Daphine Sprouse, without condition or limitation.

ITEM IV

In the event neither Mary Magdalene Denis nor Daphine Sprouse survive me, I leave, bequeath and devise all of my property, of every kind and character, real, personal and mixed and wherever situated, to the Diocese at Nashville for the unrestricted use of the Cathedral of Incarnation in Nashville.

ITEM V

I hereby appoint Mary Magdalene Denis as Executrix of this my Last Will and Testament and direct that no bond be required of her. Should Mary Magdalene Denis be unable to serve, I appoint Daphine Sprouse as Executrix of this my Last Will and Testament, likewise to serve without bond.

IN WITNESS WHEREOF I have hereunto set my hand to this my Last Will and Testament, consisting of two (2) pages, each page of which bears my original signature at Nashville, Tennessee, this the 6 day of January, 1981.

Hazelle M. Shepherd

Signed, published and declared by the said Hazelle M. Shepherd, as and for her Last Will and Testament, in the presence of us, the undersigned, who, at her request and in her sight and presence, and in the presence of each other, have hereunto signed our names as attesting witnesses, on the day and date and at the place above written.

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 on file in my office. Will Book 150 Page 342
Given under my hand and official seal, at office, in Nashville, this 8TH of May 19 90.

RICHARD R. ROOKER, CLERK

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By Deputy Clerk

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LAST WILL AND TESTAMENT

Exhibit C

OF

BOOK 10061 PG 739

MARY MAGDALENE DENIS

I, Mary Magdalene Denis, of Nashville, Davidson County, Tennessee, being of sound and disposing mind and memory, do hereby make, publish and declare this my Last Will and Testament, hereby revoking all Wills and Codicils heretofore executed by me.

ITEM I

I direct that all of my just debts and funeral expenses be paid by my Executrix out of my general estate as soon as practicable after my death. My Executrix shall likewise pay out of my general estate all fees and expenses incident to the administration of my estate, and all inheritance, succession and estate taxes assessed against my estate.

ITEM II

I leave, bequeath and devise all of my property, of every kind and character, real, personal and mixed and wherever situated, to my friend Daphine Sprouse, without qualification or limitation.

ITEM III

In the event I am not survived by Daphine Sprouse, I leave, bequeath and devise all of my property, of every kind and character, real, personal and mixed and wherever situated, to the Diocese at Nashville for the unrestricted use of the Cathedral of Incarnation in Nashville.

Mary Magdalene Denis

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ITEM IV

BOOK 1061 PG 740

I hereby appoint Daphine Sprouse as Executrix of this my Last Will and Testament and direct that no bond be required of her. Should Daphine Sprouse be unable to serve, I appoint Helen M. Sprouse as Executor of this my Last Will and Testament, likewise to serve without bond.

IN WITNESS WHEREOF I have hereunto set my hand to this my Last Will and Testament, consisting of two (2) pages, each page of which bears my original signature at Nashville, Tennessee, this the 8 day of May, 1985.

Mary Magdalene Denis

Mary Magdalene Denis

Signed, published and declared by the said Mary Magdalene Denis, as and for her Last Will and Testament, in the presence of us, the undersigned, who, at her request and in her sight and presence, and in the presence of each other, have hereunto signed our names as attesting witnesses, on the day and date and at the place above written.

Gail G. Greenfield

Stephanie Sloupe

0185407
IDENTIF. # REFERENCE

96 MAY 28 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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 on file in my office. Will Book 162 Page 343
Given under my hand and official seal, at office, in Nashville, this 8 of May 1996.

RICHARD R. ROOKER, CLERK

By _____ Deputy Clerk

05/28 0101 03CHECK 28.00

LAST WILL AND TESTAMENT, PAGE 2

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