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PICK-UP

BOOK 10712 PG 237

Prepared by:
Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

97 DEC -8 PM 12:11

ADDRESS OF NEW OWNER:
Charlie W. Pope, Jr., et al.
1608 Emerald Drive
Nashville, TN 37218

SEND TAX BILLS TO:
SAME

MAP: 92-5
Parcels 113
& 129
11W 42135
11W 40645

AFFIDAVIT & TRUSTEE'S DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, **CHARLIE W. POPE, JR.**, former Executor and named Trustee under the trust provisions of the Last Will & Testament of **CHARLIE W. POPE, SR.**, being duly sworn, deposes and states:

1. **CHARLIE W. POPE, SR.**, died on or about the 13th day of June, 1989, in Davidson County, Tennessee.

2. **THAT** Letters Testementary were issued me on or about the 5th day of July, 1989, of record in Minute Pook 333, Page 346, Office of the Probate Court Clerk for Davidson County, Tennesseem Docket No. 92949.

3. **THAT** the Last Will & Testament of **CHARLIE W. POPE, SR.**, is of record in Will Book 167, Page 551, Office of said Clerk.

4. **THAT** I have satisfied all legitimate claims against the Estate, have paid all debts and taxes due against the estate and properly closed the estate.

5. **THAT** under the terms of the Last Will & Testament of **CHARLIE W. POPE, SR.**, the deceased directed that all real estate owned at his death, with the exception of his homeplace, be held in trust for the benefit of his spouse, **CORNELIA POPE,** for her life.

6. **THAT** on or about the 11th day of January, 1996, **CORNELIA POPE** died. Until such time and at present all property owned by **CHARLIE W. POPE, SR.**, deceased, was held by the named Trustee, **CHARLIE W. POPE, JR.**, under the terms of the Testamentary Trust for the benefit of **CORNELIA POPE.**

7. **THAT** the Testamentary Trust provisions of the said Last Will & Testament of **CHARLIE W. POPE, SR.**, further directed that at the death of **CORNELIA POPE** that specific bequest be made to the granddaughters of the deceased. Said bequests have been made by the Trustee.

8. **THAT** the Testamentary Trust provisions of the said Last Will & Testament of **CHARLIE W. POPE, SR.**, further directed that all remaining trust property be distributed in equal shares to each child of the deceased, **CHARLIE W. POPE, SR.**, surviving at the death of **CORNELIA POPE.**

9. All of the children of the deceased, **CHARLIE W. POPE, SR.**, survived **CORNELIA POPE.** The children of **CHARLIE W. POPE, SR.**, are as follows:

CHARLIE W. POPE, JR., 1608 Emerald Drive, Nashville, TN 37218
DELORES HILL, 115 Coventry, Hercules, CA 94547
GERALDINE BROWN, 944 A 34th Avenue, North, Nashville, TN 37209
CLETIS POPE, 4738 Drakes Branch Road, Nashville, TN 37218
RICHARD POPE, 169 Brian Circle, Antioch, TN 37013

10. THAT under the terms of the Last Will & Testament of **CHARLIE W. POPE, SR.,** the deceased bequeathed his homeplace located at 941 31st Avenue, North, Nashville, Tennessee, to his children living at the time of his death and indicated his desire that the homeplace not be sold and further that in the event that his children desired by agreement to sale the homeplace that the proceeds thereof be added to the Pope Family Trust under the Testamentary Trust provisions of his Last Will & Testament. Said real estate was not conveyed to the children of **CHARLIE W. POPE, SR.,** during the process of administration of the estate of **CHARLIE W. POPE, SR.,** and remains of record in his name.

11. THAT therefore, in accordance with the terms of the Testamentary Trust provisions of the Last Will & Testament of **CHARLIE W. POPE, SR.,** I, **CHARLIE W. POPE, JR.,** Trustee, by this instrument do hereby transfer and convey unto **CHARLIE W. POPE, JR., DELORES HILL, GERALDINE BROWN, CLETIS POPE,** and **RICHARD POPE,** their heirs, successors and assigns, all of my rights title and interest in the following described tracts or parcels of land located in Davidson County, Tennessee, described as follows to wit:

TRACT I:

BEGINNING *at a point on the west side of 34th Avenue North formerly known as Linden Street, 100 feet, south of Eden Avenue running thence south along the west line of 34th Avenue North 50 feet to a point thence westerly along a line parallel to Eden Avenue 150 feet to an alley in the rear thence northerly along the easterly margin of said alley 50 feet to a point thence easterly along a line parallel to Eden Avenue 150 feet to the point of beginning.*

BEING *the same property conveyed to Charlie W. Pope by deed from George Harris and wife, Mary D. Harris, of record in Book 1102, Page 125, Register's Office for Davidson County, Tennessee.*

This is improved property known as 941 34th Avenue, North, Nashville, Tennessee 37209.

TRACT II:

BEING *the south 50 feet of the north 150 feet of the east 150 feet of Block 42, on the Map of Midway, of record in Book 421, Page 11, Register's Office for said County.*

SAID *part of said Block 42 fronts 50 feet on the westerly side of 33rd Avenue North and runs back between parallel lines 150 feet to an alley.*

BEING *the same property conveyed to Charlie Pope, Sr., by deed from Gladys Bond, of record in Book 6457, Page 158 Register's Office for Davidson County, Tennessee.*

This is improved proprety known as 939 33rd Avenue, North, Nashville, Tennessee 37209.

SAID property is conveyed subject to such limitations,

restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my signature this 8th day of December, 1997.

CHARLIE W. POPE, JR., Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 8th day of December, 1997, before me personally appeared **CHARLIE W. POPE, JR. Trustee,** bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the named Trustee under the Testamentary Trust provisions of the Last Will & Testament of Charlie W. Pope, Sr., and that he executed the within instrument for the purposes therein contained.

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 09/29/01

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property is NO ($-0-) DOLLARS.

AFFIANT

SUBSCRIBED AND **SWORN** TO BEFORE ME, THIS THE 8th DAY OF December, 1997.

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 09/29/01

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