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IDENTIF. ↑ REFERENCE BOOK 10929 PG 395

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FELIX Z. W[illegible] II REGISTER
DAVIDSON COUNTY, TN.

This Instrument Was Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
First Tennessee Bank, N.A., Trustee 231 Public Square Franklin, TN 37064	Same	Map 142-4-A, Parcel 175

EXECUTOR'S QUITCLAIM DEED

WHEREAS, **WILLIAM FRANKLIN LAGRONE**, died on May 5, 1997 leaving a Last Will and Testament dated April 26, 1989, a holographic First Codicil dated February 6, 1996 and a Second Codicil dated April 22, 1997; and

WHEREAS, said will was admitted to probate on July 29, 1997 in the Probate Court for Davidson County, Tennessee, Docket Number 97P-957 and named Nancy L. Glassford as Executor; and

WHEREAS, the Executor is duly qualified, all debts of the decedent have been paid and a Non-Taxable Certificate from the Tennessee Department of Revenue has been received and a copy is attached as Exhibit A.

NOW, THEREFORE, in accordance with the provisions of the Last Will and Testament of William Franklin Lagrone, a copy of which is attached as Exhibit B, and for no other consideration, I, **NANCY L. GLASSFORD, EXECUTOR**, by these presents hereby quitclaim and convey unto the **TRUST U/W William F. Lagrone F/B/O Martha Frances Lagrone, First Tennessee Bank, N.A., Trustee**, and its successor and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever all without joinder of any other party, all right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 175 on the plan of Belle Forest Condominium Apartments, of record in Book 5200, page 167, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to William F. Lagrone by deed from James D. Riddle and wife, Rebecca R. Riddle, of record in Book 6453, Page 554, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed by By-Laws of record in Book 5438, page 699, Book 5438, page 742, as amended in Book 6082, page 866, said Register's Office.

This is improved property, known as 210 Old Hickory Boulevard, Unit 175, Nashville, Davidson County, Tennessee 37221.

By signing this deed, the Executor releases any right she may have to recover this property in the event of the subsequent insolvency of this estate.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand on this the 12 day of May, 1998.

ESTATE OF WILLIAM FRANKLIN LAGRONE

Nancy L. Glassford
NANCY L. GLASSFORD, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, Nancy L. Glassford, Executor of the Estate of William Franklin Lagrone, the within named bargainor, with whom I am personally acquainted, (or who was proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of May, 1998.

Debbie L. Sloan
NOTARY PUBLIC

My Commission Expires:
9-26-98

PURSUANT TO T.C.A.§67-4-409(a)(3)(D), THIS DEED EVIDENCES THE DISTRIBUTION OF THE SUBJECT PROPERTY TO A BENEFICIARY OF AN ESTATE AND IS EXEMPT FROM TAXATION. PURSUANT TO T.C.A. §67-4-409(a)(5), NO VALUATION OATH IS REQUIRED.

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TENNESSEE DEPARTMENT OF REVENUE

EXHIBIT A

BOOK 10929 PG 397

April 28, 1998

LAGRONE WILLIAM F
ATTN: NANCY L GLASSFORD
4444 TYNE BLVD
NASHVILLE TN 37215-4550

Account Type:	INHERIT TX
Account No.:	440002177
Date of Death:	MAY 5, 1997
County:	DAVIDSON
Social Security No.:	[redacted]-2461

A sworn return for inheritance tax has been filed with this department by the representative of the above estate.

As provided in Section 67-8-420, Tennessee Code Annotated, this receipt or certificate authorizes the court of the county in which such estate was administered to permit a final settlement or accounting by the estate representative.

The liability shown to be due and paid to the State of Tennessee is denoted below:

Inheritance Tax:	$0.00
Estate Tax:	$0.00
Interest:	$0.00
Penalty:	$0.00
Total:	$0.00

RECEIVED
MAY 8 1998
HARWELL HOWARD HYNE
GABBERT & MANNER, P.C.

DETACH BELOW AND RETAIN FOR YOUR RECORDS

TENNESSEE DEPARTMENT OF REVENUE

LAGRONE WILLIAM F
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NASHVILLE, TN 37215-4550

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RV-N0006801

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EXHIBIT
B

BOOK 10929 PG 398

Last Will and Testament

OF

WILLIAM F. LAGRONE

I, William F. Lagrone, of Davidson County, Tennessee, declare this to be my Last Will and Testament hereby revoking all former Wills and Codicils thereto.

I. FAMILY DESCRIPTION

My wife is deceased. I have three (3) children. They are Nancy L. Glassford, Martha F. Lagrone, and William F. Lagrone, III.

II. EXECUTOR

I nominate and appoint T. Vance Little as Executor under this My Last Will and Testament. If T. Vance Little for any reason should be unable to qualify or cease to serve, I nominate and appoint my daughter, Nancy L. Glassford, to serve as my Executrix. I direct that no bond be required of any Executor appointed hereunder, whether original or successor.

III. DEBTS, ADMINISTRATIVE EXPENSES AND TAXES

I direct that all debts that shall be legally owing by me, my funeral expenses, and the expenses of administration of my estate be paid by my Executor as soon as practicable, except that as to any debts secured by real estate, my Executor may pay such debt or permit such real estate to pass subject to such debt whichever my Executor deems to be in the best interest of my estate. I further direct my Executor to pay all estate, inheritance, and death taxes and any interest and penalty thereon that shall be imposed by reason of my death, including such taxes on proceeds of insurance on my life, whether or not such proceeds are a part of my testamentary estate. Such taxes shall be paid from my residuary estate without proration. My Executor may pay from my domiciliary estate any cost of ancillary administration or similar proceedings in any other jurisdiction. I further direct that the proceeds of any life insurance on my life made payable to my Estate may be

 William F. Lagrone

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BOOK 10929 PG 399

used by my Executor to pay any debts, claims, taxes or other obligations of my estate.

IV. DISPOSITION OF HOUSEHOLD & PERSONAL EFFECTS

I direct that my household and personal effects, including any automobile that I may own, be distributed in accordance with the latest letter of instructions to be found after my death. Any items not disposed of in such a letter or all items in the absence of such a letter shall be distributed to my children who survive me in shares substantially equal in value. In making a division of my household and personal effects, my Executor shall take into consideration the wishes of my children, but the decision of my Executor in respect to such division shall be conclusive. My Executor may retain any such items for future delivery to my children or my Executor may sell any such items and add the proceeds to my residuary estate.

V. BEQUEST

I give and bequeath the sum of Ten Thousand Dollars ($10,000.00) to the University of Nebraska to be added to the Aileen Mayfield Lagrone Memorial Scholarship Fund #3664.

VI. RESIDUARY ESTATE

I give, devise, and bequeath my residuary estate, in equal shares, one such equal share to each child who survives me and one such equal share to the surviving descendants, per stirpes, of each deceased child of mine.

VII. MISCELLANEOUS PROVISIONS

A. Disposition of Assets

I authorize my Executor, without the order of any Court, to sell and convey any of my real estate or personal property not specifically devised or bequeathed herein at public or private sale, without the joinder of any beneficiary, in such manner and upon such terms and for such prices as may seem best; and on every sale of real estate the proceeds are to be deemed and treated as forming part of my personal estate.

 William F. Lagrone

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B. Discretionary Powers

In addition to and not in limitation of all Common Law and Statutory Authority and all powers otherwise granted in this Instrument, the Executor shall have the following specific discretionary powers, duties and obligations:

(1) To hold and retain as investments all property of every kind and description which shall at the time of my death be included in my estate during the period that my estate is being administered.

(2) To acquire by purchase or otherwise and retain temporarily or permanently all kinds of realty and personalty without regard to principles of diversification.

(3) To borrow money if the Executor deems it advisable in the administration of my estate upon such terms and conditions as my Executor deems advisable.

(4) To enter into leases extending beyond the period of administration of my estate.

(5) To make distribution in cash or in kind or partly in each, even if shares be composed differently.

(6) To exercise in general all powers with respect to the said property which any individual would exercise in the management of similar property owned in his own right and not be responsible for losses if any resulting from honest mistakes of judgment.

C. Incorporation of Code Powers

I authorize the Executor to exercise any and all powers set forth in Section III of Chapter C 110 of the Acts of Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110, to the extent applicable, subject to whatever limitations may be expressed or implied in this Instrument, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim.

IN WITNESS WHEREOF, I have set my hand on this 26 day of April, 1989.

William F. Lagrone
William F. Lagrone

Signed, declared, and published by the said William F. Lagrone as and for his Last Will and Testament, in the presence of us, the undersigned, who at his request and in his sight and presence and in the sight and presence of each other, have subscribed our names hereto as attesting witnesses the day and date above written.

Margaret Newell — Name
2701-B Westwood Nashville TN 37212 — Address

W. M. Stephens — Name
112 Encalada Ct Brentwood TN — Address

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BOOK 10929 PG 401

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Margaret Newell and William M. Stephens being first duly sworn, make oath that the foregoing Last Will and Testament was signed by William F. Lagrone as and for his Last Will and Testament, and at that time acknowledged, published and declared by him to be his Last Will and Testament in the sight and presence of us, the undersigned, who at his request and in his sight and presence and in the sight and presence of each other subscribed our names as attesting witnesses on the 26 day of April, 1989 in Williamson County, Tennessee, and we further make oath that the Testator was of sound mind on said date and was more than eighteen (18) years of age, and that each of the witnesses was more than eighteen (18) years of age.

Margaret Newell
Witness

2761-B Westwood Manor Dr. Nashville TN 37217
Address

W. M. Stephens
Witness

112 Graceland Ct., Brentwood TN 37027
Address

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 26 day of April, 1989.

Margaret M. Stephens
Notary Public

My commission expires: May 17, 1989

Page 4 of My Last Will and Testament William F. Lagrone

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Codicil to the Last Will and Testament of William F. Lagrone

I instruct my daughter, Nancy L. Stanford as executor of my last will and testament to open a revocable trust with proceeds specified for William F. Lagrone III aka William F. Lagrone Jr and Martha Frances Lagrone, such trust to be opened with Charles Schwab & Co with income to be provided to my son, William F. Lagrone III and to my daughter, Martha Frances Lagrone as needed for shelter, food, clothe and transportation.

I also request that loans may be made against the above mentioned trust if determined as reasonably needed by William F. Lagrone III aka a William F. Lagrone Jr, and, or, Martha Frances Lagrone.

My final request is that my daughter, Martha Frances Lagrone, be allowed to live rent free in condominium owned by me, William F. Lagrone, with maintenance fees, repairs, and possible renovations paid from income of the above revokable trust.

BOOK 10929 PG 402

Subscribed and sworn by me before the following witnesses on February 6, 1996.

William F. Lagrone

Witness Agdith Tychasz

Witness Cindy D'Gum

P.S. The original and effective will is located at the home of T. Vance Lollett, atty, Brentwood, Tennessee. My daughter, Nancy L. Stanford (Mrs David M. Blanford Jr.) 4444 Tyne Blvd has a copy of my will and a durable power of attorney.

William F. Lagrone

Notary: William V. LaFollette
Comm Expires 9/25/97
State of Tenn

WILLIAM V. LAFOLLETTE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

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SECOND CODICIL

TO

LAST WILL AND TESTAMENT

OF

WILLIAM F. LAGRONE

BOOK 10929 PG 403

I, WILLIAM F. LAGRONE, a citizen and resident of Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this Second Codicil (this "Codicil") to my Last Will and Testament, dated April 26, 1989 (my "Will"), as amended by a Codicil to my Will dated February 6, 1996, which is attached to this Codicil and incorporated herein by this reference (my "First Codicil"). It is my intention to amend my Will and my First Codicil by this Codicil in the following particulars, but not further or otherwise, and except as inconsistent with this Codicil, my Will and my First Codicil are hereby in all respects ratified and reaffirmed:

1. Article II of my Will is hereby deleted, and the following new Article II is substituted in lieu thereof:

"II. PERSONAL REPRESENTATIVE AND TRUSTEE

I nominate and appoint my daughter, Nancy L. Glassford as my Personal Representative and Trustee under the trust created by my First Codicil. In the event Nancy L. Glassford for any reason should be unable to qualify or cease to serve, I nominate and appoint my granddaughter, Gretchen E. Glassford, to serve as my Personal Representative and Trustee in the place and stead of her mother. I direct no bond be required of any Personal Representative and/or Trustee appointed hereunder, whether original or successor. I hereby grant my Personal Representative and my Trustee all powers

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available to fiduciaries under Tennessee Code Annotated § 35-50-110."

2. All references in my Will and my First Codicil to my "Executor" or my "Executrix" shall be modified to refer to my Personal Representative.

BOOK 10929 PG 404

3. Except as modified by this Codicil, my Will and my First Codicil shall remain in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand to this Codicil, each page of which bears my original signature, at Nashville, Tennessee, this 22nd day of April, 1997.

William F. Lagrone
WILLIAM F. LAGRONE,
TESTATOR

Signed, published and declared by the said WILLIAM F. LAGRONE, as and for his Second Codicil to his Last Will and Testament, in the presence of us, the undersigned, who at his request and in his sight and presence and in the sight and presence of each other, have hereunto signed our names as attesting witnesses on the date and at the place above written.

Robert N. Smith

Joan J. Kasbaski

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BOOK 10929 PG 405

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, CHARLES B. REASON, JR., a Notary Public in and for said State and County, ROBERT N. SMITH and JOAN J. KASBOSKI, to me known, who made oath as follows:

1. That they were requested by the Testator, WILLIAM F. LAGRONE, to witness his signature to the attached instrument, which purports to be the Second Codicil to his Last Will and Testament, and they were further requested by the Testator to execute this affidavit;

2. That the Testator signed said instrument and declared the same to be the Second Codicil to his Last Will and Testament in the presence of each of the undersigned, on the date set forth therein;

3. That each of the undersigned in turn signed the said instrument on the same date, as attesting witnesses, in the sight and presence of the Testator and of each other;

4. That the Testator was of apparent sound mind at the time of the execution of said instrument; and

5. That this affidavit is made pursuant to §32-2-110, Tennessee Code Annotated.

Robert N. Smith

Joan J. Kasboski

Subscribed and sworn to before me this 22nd day of April, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-24-98