Send Tax Bills To:

KELLY D. HARNED
1312 GEN MACARTHUR DR
BRENTWOOD, TN 37027

72-6-357 72-6-359
72-6-370

Map: _____ Parcel: _____

359 12104 KELLER
370 1206 KELLER
359 1202 KELLER

This Instrument Prepared By:

GOODMAN & WALKER
Attorneys at Law
Springfield, Tennessee 37172

THIS DEED OF CONVEYANCE executed and delivered by CARL MORRIS HARNED, joined by wife, JOANN HARNED, and MELISSA KAY PULLEY, joined by husband, TODD M. PULLEY, hereinafter called the Grantors, to KELLY DWAYNE HARNED, hereinafter called the Grantee;

98 AUG 19 PM 3:43

0477143

IDENTIF. & REFERENCE

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, all of their interest, the same being undivided two-thirds (2/3) interest, in and to a certain tract or parcel of land situate in the _____ Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

TRACT NO. 1

BEING Lot No. 1, on the resubdivision of Lot 13 Keller's Subdivision of Maxey Home Place, as of record in Book 5190, page 679, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the southerly margin of Keller Avenue, at the point at which it intersects the easterly boundary of Alley No. 1119; thence South 83 deg. 8 min. 41 sec. East 50 feet to a point; thence South 7 deg. 47 min. 36 sec. West 203.73 feet; thence North 82 deg. 51 min. 40 sec. West 62.33 feet to a point; thence North 11 deg. 15 min. 41 sec. East 204 feet to the point of beginning.

AND BEING the same property conveyed to Frank Harned, by deed from Secretary of Housing and Urban Development, appearing of record in Deed Book 7465, page 936, Register's Office for Davidson County, Tennessee. The said Frank Harned, died testate on November 27, 1997, and by his Last Will and Testament, appearing of record in Will Book 10, Page 226, in the Clerk & Masters Office for Robertson County, Tennessee, a copy of which is attached hereto, he devised the said real property to Kelly Dwayne Harned, Carl Morris Harned and Melissa Kay Pulley.

TRACT NO. 2
BEING Lot. No. 3, on the Plan of Knestrick Subdivision of record in Book 6050, page 253, Register's Office for Davidson County, Tennessee.

This is improved property known as 1206 Kellar Avenue.

TRACT NO. 3
BEING Lot. No. 1 on the Plan of Knestrick Subdivision of record in Book 6050, page 253, Register's Office for Davidson County, Tennessee.

This is improved property known as 1210 Kellar Avenue.

TRACTS 2 and 3 are a portion of that property conveyed to Frank Harned and wife, Mary Ann Harned, by deed from David E. Knestrick, appearing of record in Deed Book 7309, page 695, Register's Office for Davidson County, Tennessee. The said Mary Ann Harned died testate on January 18, 1997, and the said Frank Harned became the sole owner of said property by right of survivorship. The said Frank Harned, died testate on November 27, 1997, and by his Last Will and Testament, appearing of record in Will Book 10, Page 226, in the Clerk & Masters Office for Robertson County, Tennessee, a copy of which is attached hereto, he devised the said real property to Kelly Dwayne Harned, Carl Morris Harned and Melissa Kay Pulley.

This conveyance is subject to:

1. Restrictive covenants contained in an instrument of record in Book 6316, page 113, said Register's Office.

2. All things and matters shown on the Plan of record of Knestrick Subdivision in Book 6050, page 253, and the Plan of record of Keller's Subdivision of record in Book 421, page 86, said Register's Office.

3. Easement of record in Book 4218, page 507, Register's Office, Davidson County, Tennessee.

4. Metropolitan Government of Nashville/Davidson County, Tennessee, Department of Codes Administration, Notices of Vacated Property of record in Book 6300, page 3; Book 6377, page 290; Book 6377, page 348; Book 6377, page 350; and Book 6450, page 554, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns, forever.

The Grantors covenant with the Grantee, heirs and assigns, that they are lawfully seized and possessed of said property, have a good and perfect right to convey same, and that said property is unencumbered.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures, this the 24th day of July, 1998.

CARL MORRIS HARNED

JOANN HARNED

MELISSA KAY PULLEY

TODD M. PULLEY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CARL MORRIS HARNED and wife, JOANN HARNED, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes and considerations therein contained.

Witness my hand and official seal of office, this the 24th day of July, 1998.

Notary Public

My commission expires: 5-22-2001

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MELISSA KAY PULLEY and husband, TODD M. PULLEY, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes and considerations therein contained.

Witness my hand and official seal of office, this the 24th day of July, 1998.

Notary Public

My commission expires: 5-22-2001

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $ 80,400.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Kelly D Harned
Affiant

SUBSCRIBED and SWORN to before me, this the 19th day of August, 1998.

J. Chandler Dep Reg
~~Notary Public or Register~~

My commission expires: _____

FEB 25 '19 2:01 DEDHEDK 340.40

Last Will and Testament

Of

FRANK WAYNE HARNED

I, FRANK WAYNE HARNED, of Greenbrier, Tennessee, being of sound mind and under no restraint, hereby publish and declare this instrument to be my Last Will and Testament, revoking all previous Wills and Codicils I have made.

I am not married to any person. I have six children, JEFFREY SCOTT HARNED, CARL MORRIS HARNED, MELISSA KAY PULLEY, KELLY DUANE HARNED, THOMAS MARION HARNED and MARK EDWARD MILLER.

ITEM I.

I hereby give to MARK EDWARD MILLER AND THOMAS MARION HARNED AT 50% each my Property at 809 Shelby, Nashville, TN 37206, Lot and Parcel #82-16-380 with Register of Deeds at Metropolitan Nashville Davidson County, TN, and 3109 Gregwood Drive, Nashville, TN 37207, Lot and Parcel #60-1-140 with Register of Deeds at Metropolitan Nashville Davidson County, TN. Also included is any furniture, appliances or contents therein. In the event such beneficiary shall fail to survive me, this gift becomes part of my residuary estate.

ITEM II.

I hereby give to KELLY DUANE HARNED, CARL MORRIS HARNED AND MELISSA KAY PULLEY my property located at 1210A Keller, Nashville, TN 37216, Lot and Parcel #72-6-359 with Register of Deeds at Metropolitan Nashville Davidson County, TN, 1204 Keller, Nashville, TN 37216, Lot and Parcel #72-06-369 with Register of Deeds at Metropolitan Nashville Davidson County, TN, 1202 Keller, Nashville, TN 37216, Lot and Parcel # 72-6-357 with Register of Deeds at Metropolitan Nashville Davidson County, TN, 1205 Keller, Nashville, TN 37216, Lot and Parcel #72-06-368 with Register of Deeds at Metropolitan Nashville Davidson County, TN, 1206 Keller, Nashville, TN 37216, Lot and Parcel #72-6-370 with Register of Deeds at Metropolitan Nashville Davidson County, TN, 1207 Keller, Nashville, TN 37216, Lot and Parcel #72-6-353 with Register of Deeds at Metropolitan Nashville Davidson County, TN, 1208 Keller, Nashville, TN 37216, Lot and Parcel #72-6-358 with Register of Deeds at Metropolitan Nashville Davidson County, TN, 1312 Litton AV., Nashville, TN 37216, Lot and Parcel #72-10-228 with Register of Deeds Metropolitan Nashville Davidson County, TN, 1820 River Drive, Nashville, TN 37218, Lot and Parcel #81-1-071 with Register of Deeds at Metropolitan Nashville Davidson County, TN At 1/3 each.

This shall include any furniture, appliances or contents therein each property. In the event such beneficiary shall fail to survive me, this gift becomes part of my residuary estate.

ITEM III.

I hereby give to Melba Ann Queen my property located at 2140 Richmond Hill Drive, Nashville, TN 37207, Lot and Parcel #50-13-008 with Register of Deeds at Metropolitan Nashville Davidson County, TN. In the event such beneficiary shall fail to survive me, this gift becomes part of my residuary estate.

ITEM IV

I hereby give to Jeffrey Scott Harned a sum of $5,000.00. In the event such beneficiary shall fail to survive me, this gift becomes part of my residuary estate.

ITEM V

I give the entire residue of my estate, whether real, personal or mixed, to my children, JEFFREY SCOTT HARNED, CARL MORRIS HARNED, MELISSA KAY PULLEY, KELLY DUANE HARNED, THOMAS MARION HARNED and MARK EDWARD MILLER, share and share alike. If any child fails to survive me, the share which would have been distributed to such child shall be distributed among those of my children who did survive me, share and share alike.

ITEM VI.

I nominate and appoint Thomas Marion Harned as Executor of this, my Last Will and Testament. If the above-named Executor is unable or unwilling to serve, or otherwise fails to complete the administration of my estate, I nominate and appoint Jo Ann Harned instead. Said Executor shall serve without bond.

ITEM VII.

I direct my Executor to pay all of my legally enforceable debts, the expenses of my funeral and burial or cremation, and of the administration of my estate.

ITEM VIII.

I direct my Executor to do all acts which my Executor deems necessary or appropriate in order to achieve the purposes of this, my Last Will and Testament, including the power to sell property and distribute the proceeds of such sale as part of my estate.

ITEM IX.

I authorize my Executor to utilize the services of an attorney, accountant and any other professional as may be necessary or desirable in the administration of this, my Last Will and Testament. The expenses incurred by the Executor using such professional services shall be an expense to my estate and shall be paid by my estate.

ITEM X.

I direct my Executor to pay all inheritance, transfer, estate and similar taxes (including interest and penalties) on my property or interest in property included in my estate for the purpose of computing taxes out of the following asset(s) in the order indicated: First Union Bank, Account #4390140058 CAP Account

ITEM XI.

My Executor shall be entitled to reasonable compensation for services actually performed and to reimbursement for expenses properly incurred.

ITEM XII.

I direct my Executor to use best efforts to ensure that the following instructions regarding my funeral and burial are observed: Purchase a reasonable casket and funeral not to exceed $9000.00.

ITEM XIII.

It is not my intention to make provision in this, my Last Will and Testament, for any person not expressly provided for herein, except for children born to or legally adopted by me after the date of this instrument, and if any such person has not been expressly mentioned herein, he or she has been omitted by me intentionally and with full knowledge of his or her relationship and existence.

ITEM XIV.

If, after the execution of this, my Last Will and Testament, there shall be an additional child or additional children born to or legally adopted by me, such child or children shall share in the benefits of my estate to the same extent as he or she would have shared if I had died without a will, and the provisions of this will shall be modified to the extent necessary to see that this is done.

JWH

ITEM XV.

Where appropriate to the context, pronouns or other terms expressed in one number or gender shall be deemed to include the other number or gender, as the case may be.

ITEM XVI.

Any person named or referred to herein shall be deemed to have survived me only if such person shall in fact survive me for a period of at least 30 days. Any person named or referred to herein who shall not survive me for a period of at least 30 days shall be deemed to have died before I do.

IN WITNESS WHEREOF, I have hereunto signed my name, declaring and publishing this instrument, as my Last Will and Testament, in the presence of the undersigned witnesses, on August 28th, 1997.

Frank Wayne Harned
FRANK WAYNE HARNED

ATTESTATION

We hereby certify that this Last Will and Testament was signed, declared and published by FRANK WAYNE HARNED as his Last Will and Testament on this day, in our presence and in the presence of each other and we sign our names below as Witnesses in his presence, at his request and in the presence of each other on September 8, 1997.

Caroline Diaz-Barriga Resides 101 N Oak St
Witness 1 Signature — Street Address

Caroline Diaz-Barriga — Springfield TN 37172
Witness 1 Name (Printed) — City, State, Zip

[illegible] Resides 275 New Brick Rd Goodlettsville TN
Witness 2 Signature — Street Address

Donald Lawing — Goodlettsville Tenn 37072
Witness 2 Name (Printed) — City, State, Zip

Larry K. Brock Resides 504 Village Ct.
Witness 3 Signature — Street Address

Larry K Brock — Nash. TN 37206
Witness 3 Name (Printed) — City, State, Zip

AFFIDAVIT

We, Caroline Diaz Ramos, Donald Landis, and Larry A. Brock, having been sworn, do solemnly swear that in our presence and in the presence of each other, FRANK WAYNE HARNED signed, declared and published the above instrument on September 10, 1997, as his Last Will and Testament, and asked each of us to serve as Witnesses. We signed this Last Will and Testament as Witnesses, in the presence of FRANK WAYNE HARNED and in the presence of each other. At the time of signing this Last Will and Testament, FRANK WAYNE HARNED appeared to us to be of sound mind, free from duress, fraud or undue influence. Each of us is 21 years of age or older and fully competent to serve as Witnesses.

9-10-97 — Date — Caroline Diaz Ramos — Witness 1

9-10-97 — Date — Witness 2

9-10-97 — Date — Larry A Brock — Witness 3

BOOK 11073 PAGE 809

Subscribed and sworn to before me by Caroline Diaz Barriga, Donald Lanius, and Larry A. Block, each of whom is known to me personally, this 10th day of September, 1997.

My Commission Expires:
March 24, 2001
NOTARY PUBLIC

Pat Reese

(SEAL)

STATE OF TENNESSEE
ROBERTSON COUNTY

I, Kenneth Hudgens, Clerk & Master of the Chancery Court of said County, do hereby certify that the foregoing instrument contains a true and complete copy of Last Will and Testament as same appears of record or on the Bill to Book 11 Page 0806 of the records of Robertson County, Tennessee
Given under my hand and seal this 16 day of July, 1998

KENNETH HUDGENS, Clerk & Master

By Jeff DeEllis DC

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11073 PAGE 810

CO - CONVEYANCE
CC - CERTIFIED COPY
MISC - MISCELLANEOUS
MO - MORTGAGE
REL - RELEASE
CO TX - STATE TAX CONVEY
WD - WARRANTY DEED
UCC - UNIFORM COMMERCIAL CODE
MO TX - STATE TAX MORT
TD - TRUST DEED
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 80400.00
CON TX 297.46
PRFEE 1.00
WDEED 40.00
CFEE 2.00
TOTAL 340.46
CHECK 340.46
08/19/98 01 15:44 0001 9325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04771143
IDENTIF. ↑ REFERENCE

98 AUG 19 PM 3:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1334831