Instr:200007180070815 Page: 1 OF 11
REC'D FOR REC 07/18/2000 11:34:35AM
RECORD FEE: $46.00
M. TAX: $0.00 T. TAX: $0.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Alfred Lafayette Lannom, by the Executor of the Last Will and Testament of Alfred Lafayette Lannom, accepted and admitted to probate in the Seventh Circuit Court for Davidson, County, Tennessee, No. 99-P-1106, copy attached, on July 14, 1999, and Dora Myrtle Lannom, wife deceased, for and in consideration of $00.00 dollars, hereby bargain, sell, remise, release, quit claim and convey unto the wife of Alfred Lafayette Lannom, Lucille C. Lannom, pursuant to Article 6 of the Last Will and Testament, the following described real estate located in the County of Davidson, State of Tennessee, as follows:

Being Lot Nos. 9 and 10 in Sharpe and Horn's 4th Addition to Nashville, as of record in Book 161, page 172, Register's Office for said County.

Said Lot 9 fronts 100 feet on the westerly side of North 14th Street and runs back between parallel lines 160 feet to an alley.

Said Lot No, 10 fronts 55 feet on the westerly side of North 14th Street and runs back between parallel lines, along the southerly side of Straightway Avenue or Main Street, 160 feet to an alley.

Being the same property conveyed to A. L. Lannom and wife, Dora Myrtle Lannom by deed from Maude Binkley Vardell and husband Russell C. Vardell as of record in Book 1315, page 381, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maude Binkley Vardell, by deed from Commerce Union Bank and Chas. F. Lovell, Executors, etc., of record in Book 1169, page 214, said Register's Office.

IN TESTIMONY WHEREOF, I have executed this instrument this the 14th day of July, 2000.

Ira Jackson

IRA JACKSON, EXECUTOR OF ESTATE OF ALFRED LAFAYETTE LANNOM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me a Notary Public personally appeared Ira Jackson, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his act and deed.

Witness my hand and seal this 14th day of July 2000.

Carolyn Lane
NOTARY PUBLIC

My Commission Expires: 10/24/2000

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $00.00 dollars.

Ira Jackson
IRA JACKSON, AFFIANT

Subscribed and sworn to before me this 14th day of July 2000.

Carolyn Lane
NOTARY PUBLIC

My Commission Expires: 10/24/2000

This instrument prepared by:

William B. Hutcherson, Jr., BPR #11544
607 Rosebank Avenue
Nashville, TN 37206
(615)262-4048

OWNER:
Lucille C. Lannom
200 Webster Dr.
Windland East, Room 409
Madison, TN 37115
(615) 865-8122

TAX BILLS:
Lucille C. Lannom
200 Webster Dr.
Windland East, Room 409
Madison, TN 37115
(615) 865-8122

MAP #: 072-14-0 PARCEL #: 172.00
MAP #: 072-14-0 PARCEL #: 173.00

LAST WILL AND TESTAMENT

OF

ALFRED LAFAYETTE LANNOM

I, Alfred Lafayette Lannom, a resident of and domiciled in the City of Nashville, County of Davidson and State of Tennessee, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all Wills and Codicils at any time heretofore made by me.

I am married to Lucille C. Lannom.

I have no children.

ARTICLE 1.

Direction to Pay Debts. I direct that all my legally enforceable debts, secured and unsecured, be paid as soon as practicable after my death.

ARTICLE 2.

Direction to Pay All Taxes. I direct that all estate, inheritance, succession, death or similar taxes (except generation-skipping transfer taxes) assessed with respect to my estate herein disposed of, or any part thereof, or on any bequest or devise contained in this my Last Will (which term wherever used herein shall include any Codicil hereto), or on any insurance upon my life or on any property held jointly by me with another or on any transfer made by me during my lifetime or on any other property or interests in property included in my estate for such tax purposes be paid out of my residuary estate and shall not be charged to or against any recipient, beneficiary, transferee or owner of any such property or interests in property included in my estate for such tax purposes.



A.L.L.

ARTICLE 3

Specific Bequest. I give and bequeath to Craig Morrison, if he shall survive me a large Bible and the Hamilton wristwatch I received at retirement. In the event Craig Morrison does not survive me, this bequest shall lapse in favor of my residuary estate.

ARTICLE 4

Personal and Household Effects. I give and bequeath all my personal and household effects of every kind including but not limited to furniture, appliances, furnishings, pictures, silverware, china, glass, books, jewelry, wearing apparel, boats, automobiles, and other vehicles, and all policies of fire, burglary, property damage, and other insurance on or in connection with the use of this property, as follows:

(1) I may leave written memoranda disposing of certain items of my tangible personal property. Any such item of tangible personal property shall pass according to the terms of such memoranda in existence at the time of my death. If no such written memoranda is found or identified by my Personal Representative within ninety (90) days after my Personal Representative's qualification, it shall be conclusively presumed that there is no such memoranda and any subsequently discovered memoranda shall be ineffective. Any property given and devised to a beneficiary who is not living at the time of my death and for whom no effective alternate provision has been made shall pass according to the provisions of the following paragraph, and not pursuant to any anti-lapse statute.

(2) In default of such memoranda, or to the extent such memoranda do not completely or effectively dispose of such property, I give and bequeath the rest of my personal and household effects of every kind to my wife, Lucille C. Lannom, if she shall survive me. If my wife shall not survive me, I give and bequeath all this property to Joyce Morrison, if she shall survive me.

ARTICLE 5

Cash Legacy. I give and bequeath to my wife's granddaughters, Michele Ballard and Leigh Ann Canter the sum of Four Hundred and No Cents ($400.00) each. If Michele Ballard and Leigh Ann Canter shall not survive me, this legacy shall lapse in favor of my residuary estate.

ARTICLE 6

Specific Devise of Residential Property.

A. I give and devise to Lucille C. Lannom, if she shall survive me, for life, any interest which I own at the time of my death in the house and lot located at 1408 North 14th Street, Nashville, Davidson County, Tennessee.

B. This estate shall cease upon the earlier of her death or at such time as my wife ceases to occupy such residence. Upon the cessation of such occupancy, the residence shall be sold and the proceeds of such sale shall be divided and distributed equally to my wife, if living at the time of such distribution and Joyce Morrison.

C. If my wife shall not survive me, then I give and bequeath said property outright to Joyce Morrison.

D. If this property at the time of my death is subject to any mortgage, then this devise shall be subject thereto and the devisee shall not be entitled to have the obligation secured by such mortgage paid out of my general estate.

ARTICLE 7

Residuary Estate. I give, devise and bequeath all the rest, residue and remainder of my property of every kind and description (including lapsed legacies and devises) wherever situate and whether acquired before or after the execution of this Will, absolutely in fee simple, in equal shares, to the following:

A. If my wife survives me, One (1) share to my wife, Lucille C. Lannom, and the remaining One (1) share to Joyce Morrison; and

B. If my wife shall not survive me, all shares of said property to Joyce Morrison.

ARTICLE 8

The provisions for naming the Personal Representative, Personal Representative succession, Personal Representative's fees and other matters are set forth below:

A. Individual Personal Representative. I hereby nominate, constitute, and appoint as Personal Representative of this my Last Will and Testament Ira Jackson and direct that he shall serve without bond. My Personal Representative shall not be required to provide an inventory or accounting to any court exercising jurisdiction over my estate. My Personal Representative furthermore shall be authorized to make distributions from my estate during administration rather than waiting to fund the estate at closing.

B. Individual Successor Personal Representative. If my individual Personal Representative should fail to qualify as Personal Representative hereunder, or for any reason should cease to act in such capacity, the successor or substitute Personal Representative who shall also serve without bond shall be Reed Overstreet.

ARTICLE 9

Definition of Personal Representative. Whenever the word "Personal Representative" or any modifying or substituted pronoun therefor is used in this my Will, such words and respective pronouns shall include both the singular and the plural, the masculine, feminine and neuter gender thereof, and shall apply equally to the Personal Representative named herein and to any successor or substitute Personal Representative acting hereunder, and such successor or substitute Personal Representative shall possess all the rights, powers and duties, authority and responsibility conferred upon the Personal Representative originally named herein.

A.L.L.

ARTICLE 10

Powers for Personal Representative. My Personal Representative shall have all the powers and authority granted under Tennessee Code Annotated section 35-50-110 incorporated herein by reference. By way of illustration and not of limitation and in addition to any inherent, implied or statutory powers granted to Personal Representatives generally, my Personal Representative is specifically authorized and empowered with respect to any property, real or personal, at any time held under any provision of this my Will: to allot, allocate between principal and income, assign, borrow, buy, care for, collect, compromise claims, contract with respect to, continue any business of mine, convey, convert, deal with, dispose of, enter into, exchange, hold, improve, incorporate any business of mine, invest, lease, manage, mortgage, grant and exercise options with respect to, take possession of, pledge, receive, release, repair, sell, sue for, to make distributions or divisions in cash or in kind or partly in each without regard to the income tax basis of such asset, and in general, to exercise all the powers in the management of my Estate which any individual could exercise in the management of similar property owned in his or her own right, upon such terms and conditions as to my Personal Representative may seem best, and to execute and deliver any and all instruments and to do all acts which my Personal Representative may deem proper or necessary to carry out the purposes of this my Will, without being limited in any way by the specific grants of power made, and without the necessity of a court order.

ARTICLE 11

Personal Representative to Act as Trustee for Beneficiary Under Age Twenty-Five. If any share or property hereunder becomes distributable to a beneficiary who has not attained the age of Twenty-five (25) years or if any real property shall be devised to a person who has not attained the age of Twenty-five (25) years at the date of my death, then such share or property shall immediately vest in the beneficiary, but notwithstanding the provisions herein, my Personal Representative acting as Trustee shall retain

possession of the share or property in trust for the beneficiary until the beneficiary attains the age of Twenty-five (25), using so much of the net income and principal of the share or property as my Personal Representative deems necessary to provide for the health, education, support in reasonable comfort and maintenance of the beneficiary, taking into consideration to the extent my Personal Representative deems advisable any other income or resources of the beneficiary or his or her parents known to my Personal Representative. Any income not so paid or applied shall be accumulated and added to principal. The beneficiary's share or property shall be paid over, distributed and conveyed to the beneficiary upon attaining age Twenty-five (25), or if he or she shall sooner die, to his or her personal representatives. Whenever my Personal Representative determines it appropriate to pay any money for the benefit of a beneficiary for whom a trust is created hereunder, then the amounts shall be paid out by my Personal Representative in such of the following ways as my Personal Representative deems best: (1) directly to the beneficiary; (2) to the legally appointed guardian of the beneficiary; (3) to the custodian selected by my Personal Representative for the beneficiary pursuant to the Uniform Transfers to Minors Act or similar applicable law; (4) by my Personal Representative using such amounts directly for the beneficiary's care, support and education. My Personal Representative as trustee shall have with respect to each share or property so retained all the powers and discretions conferred upon it as Personal Representative.

ARTICLE 12

Tax Matters. My Personal Representative as the fiduciary of my estate shall have the discretion, but shall not be required when allocating receipts of my estate between income and principal, to make adjustments in the rights of any beneficiaries, or among the principal and income accounts to compensate for the consequences of any tax decision or election, or of any investment or administrative decision, that my Personal Representative believes has had the effect, directly or indirectly of preferring one beneficiary or group of beneficiaries over others; provided, however, my Personal

Representative shall not exercise its discretion in a manner which would cause the loss or reduction of the marital deduction as may be herein provided. In determining the state or federal estate and income tax liabilities of my estate, my Personal Representative shall have the discretion to select the valuation date and to determine whether any or all of the allowable administration expenses in my estate shall be used as state or federal income tax deductions and shall have the discretion to file a joint income tax return with my wife.

ARTICLE 13

Definition of Children. For purposes of this Will, "children" means the lawful blood descendants in the first degree of the parent designated; and "issue" and "descendants" mean the lawful blood descendants in any degree of the ancestor designated; provided, however, that if a person has been adopted, that person shall be considered a child of such adopting parent and such adopted child and his or her issue shall be considered as issue of the adopting parent or parents and of any one who is by blood or adoption an ancestor of the adopting parent or either the adopting parents. The terms "child," "children," "issue," "descendant" and "descendants" or those terms preceded by the terms "living" or "then living" shall include the lawful blood descendant in the first degree of the parent designated even though such descendant is born after the death of such parent.

ARTICLE 14

Simultaneous Death Provision. If any beneficiary and I should die under such circumstances as would make it doubtful whether the beneficiary or I died first, then it shall be conclusively presumed for the purposes of this Will that the beneficiary predeceased me.

IN WITNESS WHEREOF, I have hereunto set my hand this 21 day of May, 1996.

Alfred Lafayette Lannom

ALFRED LAFAYETTE LANNOM

The foregoing instrument was signed, published and declared by Alfred Lafayette Lannom, the Testator, to be his Will, in the presence of all of us at one and the same time, and we, at his request, and in his presence and in the presence of each other, have hereunto subscribed our names as witnesses this 21st day of May, 1996, at Nashville, Tennessee, this clause having first been read to us aloud.

WITNESS:

ADDRESS:

5600 Country Club Drive 306
Nashville, TN 37211

Dennis O. Binkley

1351 Kenmore Dr
Nashville, TN 37216

A.L.L.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

Personally appeared before me, the undersigned Notary Public, Donna R. Gardner and Thomas C. Binkley who, after being duly sworn according to law, depose and say:

1. That they are citizens of and Davidson and Davidson Counties, respectively, and are more than eighteen (18) years of age.

2. That they witnessed the execution of the Will of Alfred Lafayette Lannom, the Testator, dated May 21, 1996, to which this affidavit is attached, and that this affidavit is being made at the request of the Testator and in accordance with T.C.A. 632-2-110.

3. That the Testator signed said paper writing as and for his Will in their sight and presence all at the same time.

4. That their signatures are affixed to said Will, that they signed or affixed the same at the instance and at the request of the Testator and in his presence, and in the presence of each other at the place an on the date recited in said Will.

5. That at the time they witnesses said Will, the Testator was, in their opinion, more than eighteen (18) years of age, of sound mind and disposing memory, and did not appear under any undue influence.

Donna R. Gardner

Thomas C. Binkley

Subscribed and sworn to before me, this 21st day of May, 1996.

Sharon C. Couch
Notary Public

My Commission Expires:

Nov. 20, 1996

ALL

A.L.L.

63188