This Instrument Prepared By:

David B. Lyons
Attorney at Law
601 WOODLAND STREET
NASHVILLE, TN 37205

Davidson County DEEDQC
Recvd: 10/27/00 16:01 6pgs
Fees:26.00 Taxes:0.00

20001027-0106843

Quit Claim

~~WARRANTY~~ DEED

New Owner	Send Tax Bill To	Map Number
LESLIE HOLT	LESLIE HOLT	072-16-0 015.00
1815 Tammany Drive	1815 Tammany Drive	Parcel Number SA/FB 15DZ 62270
Nashville, TN 37216	Nashville, TN 37216	

Mail

For and in the consideration of the sum of ONE DOLLAR, the receipt of which is hereby acknowledged, and in furtherance of the expressed bequest of Velma Holt in her last will and testament, a copy of which is recordered herein and attached as Exhibit A, Rita D. Webb, acting solely as the administratrix of the last will and testament of Velma Holt, deceased, does hereby give, grant, convey and forever convey to Leslie Holt, all of the interest of the deceased, Velma Holt, and whatever interest the grantor has, if any, in that certain real property commonly known as 1815 Tammany Drive, Nashville, Tennessee, 37216, which is more accurately described in the attached Exhibit B.

Quit Claim

Being the same property conveyed by Velma Holt to Rita Webb, trustee for Leslie Holt, through the last will and testament of Velma Holt, attached hereto.

Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.

~~To have and to hold, all and singular~~ the premises, with the ~~appurtenances, unto~~ Leslie Holt, his ~~heirs and~~ assigns forever.

In witness whereof, Rita Webb, has hereunto this day and year as set forth above.

Rita Webb

Rita Webb

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Melissa H. Holloway, a Notary Public in and for said County and State, the within named Rita Webb, the above named grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of ~~June~~ August, 1999.

Melissa H. Holloway
NOTARY PUBLIC

My Commission Expires:

3/29/03

****

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value whichever is greater, for this transfer is $ 0.

Affiant

Sworn to and subscribed before me, at this the 5th day of August, 1999.

Notary Public

My Commission Expires:
1/26/02

My Commission Expires JAN. 26, 2002

LAST WILL AND TESTAMENT

OF

VELMA ODESSA HOLT

I, Velma Odessa Holt, a resident of Davidson County, Tennessee, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all Wills and Codicils heretofore made by me.

I.

Item 1. I nominate and appoint my daughter, Rita Dean Webb, as my Executrix to serve without bond. I vest my said Executrix with full power and authority to sell, transfer and convey any property, real or personal, which I may own at the time of my demise at such price and upon such terms and conditions as she may determine and to do every other act and thing necessary or appropriate to complete the administration of this Will. If my daughter predeceases me or is unable to serve, then I nominate and appoint my grandson, Frank Webb, Jr., as my Executor to serve without bond.

II.

Item 2. I direct that all estate and inheritance taxes incident to my death, including such taxes on the proceeds of life insurance policies or any other property not passing by my Will, and any interest or penalties thereon, shall be paid out of my residuary estate and that no part thereof shall be recovered by my Executor from any beneficiary.

III.

Item 3. I bequeath to my daughter, Rita Dean Webb, my home at 1815 Tammany Drive, Nashville, TN 37216 (the residence), to be held in her name for a period of three years from my demise for the inhabitance of my son, Leslie Reed Holt. During this three-year period Leslie Reed Holt is to keep the residence debt free and to be responsible for the upkeep and maintenance of the residence. He is to pay all property taxes on the residence in a timely manner. He is to maintain adequate home owner's insurance on the residence at all times and provide proof of such insurance to my daughter, Rita Dean Webb. At the end of the three-year period, providing my son keeps the residence debt free, and all taxes and home owner's insurance paid in full, my daughter is to transfer ownership of the residence to my son, Leslie Reed Holt. If he has been unable to maintain the residence, to pay all property taxes, and has not maintained home owner's

EXHIBIT "A"

insurance of his own accord, the residence is to be sold at current market value and the proceeds from the sale of the home are to be divided equitably between my daughter, Rita Dean Webb, and my son, Leslie Reed Holt after any debts incurred have been paid.

IV.

Item 4. I bequeath to my daughter, Rita Dean Webb, my cedar chest and all of its contents, as this is my only possession she has expressed an interest in receiving.

V.

Item 5. I bequeath to my son, Leslie Reed Holt, all my household property for his own personal use.

VI.

Item 6. All the proceeds of my insurance policies are to go to my daughter, Rita Dean Webb, for her use and for settlement of any of my outstanding debts.

IN WITNESS WHEREOF, I hereunto set my hand on this 9 day of December, 1992, to this will consisting of three (3) typewritten pages, each of which bears my signature.

(X) Velma Odessa Holt

Velma Odessa Holt signed the foregoing instrument, in our presence, publishing and declaring it to be her Last Will and Testament, and as witnesses whereof, we do now at her request, in her presence and in the presence of each other, hereto subscribe our names on the date above mentioned, this attestation clause having been read by us and we having noted that the events herein enumerated took place as stated.

WITNESSES	ADDRESS
Teresa A Byrd	3904 Gallatin Rd Nashville TN 37216
Debora Edwin	3904 Gallatin Rd Nashville TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT OF ATTESTING WITNESSES

We, the undersigned, witnesses to the foregoing Last Will and Testament to which this is attached, being more than 18 years of age and having no interest in said estate, do depose and make affidavit that Velma Odessa Holt, on the 9 day of December, 1992, produced the said Last Will and Testament and acknowledged it to be her Last Will and Testament and signed the same in our sight and presence; and we, at her request and in her sight and presence, signed said Last Will and Testament in the sight and presence of each other, and at said time we considered the said Velma Odessa Holt to be of sound and disposing mind and memory and knew her to be 18 years of age or older.

WITNESSES	ADDRESS
Teresa A Beech	3904 Gallatin Rd Nashville TN 37216
Deborah Eden	3904 Gallatin Rd Nashville TN 37216

Sworn to and subscribed before me this 9 day of December, 1992.

Notary Public
My Commission expires: My Commission Expires May 22, 1993

NOTARY PUBLIC DAVIDSON COUNTY

9885

BOOK 9885 PG 70

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-8611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ NONE
Rita D. Webb
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10 DAY OF Dec., 1995.
NOTARY PUBLIC
My Commission expires: 7/19/98

THIS INSTRUMENT PREPARED BY
Branstetter, Kilgore, Strauch & Jennings 227 Second Avenue N., 4th Floor, Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
RITA D. WEBB (NAME)	SAME (NAME)	Map 72-16
1304 Birdsall Street (ADDRESS)	(ADDRESS)	Par. 15DZ-62270
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Mail

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

the undersigned, VELMA ODESSA HOLT

has bargained and sold, and by these presents does remise, release and QUITCLAIM unto

RITA D. WEBB

all of his right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Sherwood First Addition as of record in Book 1835, Page 23, Register's Office for said County.

Said Lot No. 8 fronts 80 feet on the east side of Tammany Drive and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Velma Odessa Holt by deed from Brenda P. Holt, Executrix/Administrator of the Estate of Robert Hayes Holt, Jr., as of record in Book 8541, Page 324, Register's Office of Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as
1815 Tammany Drive (House Number) (Street) Nashville, (City) Tennessee (State) 37216 (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of December, 1995.

Velma Holt
VELMA ODESSA HOLT

0131008 IDENTIF. & REFERENCE

95 DEC 11 PM 1:30 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

70

EXHIBIT "B"