PICK-UP

Davidson County DEEDWARR
Recvd: 10/01/01 10:00 10pgs
Fees:53.00 Taxes:1616.90
20011001-0105435

Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: SV 3427061

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Patricia J. Galloway	**New Owner At Same Address**	Map: 117-9-C
414 Charlesgate Ct.		Parcel: 012.00-CO
Nashville, TN 37215		7DA-39338

For and in Consideration of the sum of $ 437,000.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, The Estate of Jack D. Brandon, Parkes A. Brandon and Roy W. Oaks, Co-Executors, Co-Personal Representatives [The said Jack D. Brandon was an unmarried person at his death]

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Patricia J. Galloway

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 12** on the plan of **Burlington**, as of record at **Plat Book 5200, pages 403-406**, in the Register's Office for said County, and to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to Jack D. Brandon by deed as of record at Book 11418, page 299, said Register's Office, and the above description is the same as appears therein. The said Jack D. Brandon having since died testate on June 4, 2001, in Davidson County, Tennessee (see copy of the Tennessee Death Certificate recorded herewith as an exhibit); and, by virtue of the authority granted at Article IX, Paragraph 10 of the Last Will and Testament of Jack D. Brandon (see Rule No. 01P1082, Probate Division, 7th Circuit Court of Davidson County, Tennessee, in the Davidson County Probate Clerk's Office), the Personal Representative of the Estate is authorized, empowered, and directed to sell real property for the purpose of facilitating the distribution of said Estate. The said Parkes A. Brandon and Roy W. Oaks were appointed Personal Respresentatives of said Estate by Order of said Court on July 5, 2001. (see pertinent pages of said Will and said Order recorded herewith as exhibits).

This conveyance is subject to:

1. 2001 property taxes in the amount of $4,272.00, are a lien against the property and are due and payable 10-01-01. 2000 property taxes in the amount of $3,906.10, and back taxes, are PAID IN FULL as listed to Map-Parcel: 117-09-C-012.00-CO; Field Book Number: 7DA-39338; at the street address of 414 Charlesgate Ct., Nashville, TN 37215.

2. Declarations of Covenants, Conditions, and Restrictions as of record at Book 5863, page 796, Book 6046, page 134, Book 7570, page 316, Book 7866, page 386, and Book 8158, page 846; By-Laws of record at Book 5863, page 796, as amended; and, Charter of the Burlington Homeowners Association at Book 5869, page 168, all said Register's Office.

3. Setback lines, easements, notes, and/or other limitations as shown on the plan of record at Plat Book 5200, page 403-406, said Register's Office.

Exhibits attached to this Warranty Deed:

1. Certified Copy of Death Certificate
2. Pertinent pages of Will (Pages 1, 11, 16, 18, and Affidavit)
3. Order of the 7th Cir. Ct. Davidson County, Tennessee Probate Division

This is **improved** property known as: 414 Charlesgate Ct., Nashville, TN 37215
{unimproved / improved}

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 on this _____ day of **September**, 20 **01**

The Estate of Jack D. Brandon

By: _____
Parkes A. Brandon, Personal Representative

By: Roy W Oaks
Roy W. Oaks, Personal Representative

STATE OF TENNESSEE:
COUNTY OF **DAVIDSON**:

The actual value or consideration, whichever is greater, for this transfer is $ **437,000.00**.

Patricia J Galloway
Patricia J. Galloway, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON **09-27-01**

My Commission Expires: **10-25-2003**

Marbut Glenn Gaston
Notary Public Marbut Glenn Gaston, Jr.

STATE OF TENNESSEE:
COUNTY OF **DAVIDSON**:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Parkes A. Brandon **and** Roy W. Oaks

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on 9-27-01.

My Commission Expires: **10-25-2003**

Marbut Glenn
Notary Public : Marbut Glenn Gaston, Jr.

STATE OF TENNESSEE:
COUNTY OF **DAVIDSON**:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Parkes A. Brandon and Roy W. Oaks

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Personal Representative of Estate of Jack D. Brandon, an Estate, the within named bargainor, and that they, as such Personal Representative, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said Estate of Jack D. Brandon, by themselves as such Personal Representative. WITNESS my hand and official seal at office on 9-27-01.

My Commission Expires: **10-25-2003**

Marbut Glenn
Notary Public : Marbut Glenn Gaston, Jr.

METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY
Office of Vital Records

U1U3U52

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER

TYPE/PRINT IN PERMANENT BLACK INK FOR INSTRUCTIONS SEE HANDBOOK

DECEDENT

1. DECEDENT'S NAME (First, Middle, Last): Jack Dalton Brandon
2. SEX: Male
3. DATE OF DEATH (Month, Day, Year): 06/04/2001
4. SOCIAL SECURITY NUMBER (of Deceased): 412-14-3452
5a. AGE-LAST BIRTHDAY (Years): 79
5b. UNDER 1 YEAR MOS / DAYS
5c. UNDER 1 DAY HOURS / MIN
6. DATE OF BIRTH (Month, Day, Year): 11/18/1921
7. BIRTHPLACE (City and State or Foreign Country): Nashville, Tennessee
8. WAS DECEDENT EVER IN U.S. ARMED FORCES? 1 [X] Yes 2 [ ] No
9a. PLACE OF DEATH (Check only one): HOSPITAL 1 [ ] Inpatient 2 [ ] ER/Outpatient 3 [ ] DOA; OTHER 4 [ ] Nursing Home 5 [X] Residence 6 [ ] Other (Specify)
9b. FACILITY NAME (If not Institution, give street and number): 414 Charlesgate Court
9c. CITY, TOWN, OR LOCATION OF DEATH: Nashville
9d. COUNTY OF DEATH: DAVIDSON
10. MARITAL STATUS (Married, Never Married, Widowed, Divorced) (Specify): Widowed
11. SURVIVING SPOUSE (If wife, give maiden name):
12a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired.): Insurance Agent
12b. KIND OF BUSINESS/INDUSTRY: Prop. & Casualty
13a. RESIDENCE STATE: Tennessee
13b. COUNTY: Davidson
13c. CITY, TOWN OR LOCATION: Nashville
13d. STREET AND NUMBER OR RURAL LOCATION: 414 Charlesgate Ct.
CENSUS TRACT
13g. INSIDE CITY LIMITS? 1 [X] Yes 2 [ ] No
13f. ZIP CODE: 37215
14. WAS DECEDENT OF HISPANIC ORIGIN? (Specify Yes or No. If yes, specify Cuban, Mexican, Puerto Rican, etc.) [ ] Yes [X] No. Specify, if yes:
15. RACE-American Indian, Black, White, etc. (Specify): White
16. DECEDENT'S EDUCATION (Specify only highest grade completed): Elementary/Secondary (0-12); College (1-4 or 5+): 2

PARENTS

17. FATHER'S NAME (First, Middle, Last): David Gilbert Brandon
18. MOTHER'S NAME (First, Middle, Maiden Surname): Sarah Leone Dalton

INFORMANT

19a. INFORMANT'S NAME (Type/Print): Parkes Brandon
19b. RELATIONSHIP TO DECEASED: Son
19c. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code): 3708 Trimble Rd. Nashville, TN. 37215

DISPOSITION

20a. METHOD OF DISPOSITION: 1 [ ] Burial 2 [X] Cremation 3 [ ] Removal from State 4 [ ] Donation 5 [ ] Other (Specify)
20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place): Crawford Mortuary and Crematory
20c. LOCATION-City or Town, State: Nashville, Tennessee
21a. SIGNATURE OF FUNERAL DIRECTOR: Charles L. Crawford
21b. LICENSE NUMBER OF FUNERAL DIRECTOR: 3485
21c. SIGNATURE OF EMBALMER
21d. LICENSE NUMBER OF EMBALMER
22a. NAME AND ADDRESS OF FUNERAL HOME: Crawford Mortuary and Crematory 2714 Grandview Avenue Nashville, TN. 37211
22b. LICENSE NUMBER OF FUNERAL HOME: #713

REGISTRAR

23. REGISTRAR SIGNATURE: Robert W. Rhodes Jr
24. DATE FILED (Month, Day, Year): June 06, 2001

CERTIFIER

25a. PHYSICIAN - To the best of my knowledge, death occurred at the date and place, and due to the cause(s) and manner as stated.
1 [ ] SIGNATURE AND TITLE OF PHYSICIAN
25b. LICENSE NUMBER
25c. DATE SIGNED (Month, Day, Year)
26a. MEDICAL EXAMINER - On the basis of examination and/or investigation, in my opinion, death occurred at the date and place, and due to the cause(s) and manner as stated.
2 [X] SIGNATURE AND TITLE OF MEDICAL EXAMINER: John E. Gerber, MD
26b. LICENSE NUMBER: 29698
26c. DATE SIGNED (Month, Day, Year): 6/5/2001

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CERTIFICATE MUST COMPLETE AND SIGN MEDICAL CERTIFICATION WITHIN 48 HOURS.

27. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR MEDICAL EXAMINER) (Type/Print): John E. Gerber, M.D.; 84 Hermitage Ave; Nashville TN 37210; MEC01-1349

CAUSE OF DEATH

28. PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line.

SEE INSTRUCTIONS ON OTHER SIDE

IMMEDIATE CAUSE (Final disease or condition resulting in death) → a. Intraoral Shotgun wound — Approximate Interval: Between Onset and Death
DUE TO (OR AS A CONSEQUENCE OF):
Sequentially list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST
b.
DUE TO (OR AS A CONSEQUENCE OF):
c.
DUE TO (OR AS A CONSEQUENCE OF):
d.

PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.

29a. WAS AN AUTOPSY PERFORMED? 1 [X] Yes 2 [ ] No
29b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? 1 [X] Yes 2 [ ] No

30. MANNER OF DEATH: 1 [ ] Natural 2 [ ] Accident 3 [X] Suicide 4 [ ] Homicide 5 [ ] Pending Investigation 6 [ ] Could not be Determined
31a. DATE OF INJURY (Month, Day, Year): UNK
31b. TIME OF INJURY: M
31c. INJURY AT WORK? 1 [ ] Yes 2 [X] No
31d. DESCRIBE HOW INJURY OCCURRED: Shot self
31e. PLACE OF INJURY-At home, farm, street, factory, office building, etc. (Specify): Residence
31f. LOCATION (Street and Number or Rural Route Number, City or Town, State): 414 Charlesgate Court Nashville

PH-1659 (REV. 8/09)
BIRTH NO.
RDA 1999

I hereby certify the above to be a true and correct copy of the original document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Metropolitan Government of Nashville and Davidson County. Alteration or erasure voids this certification.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

A 1-page Exhibit to the Warranty Deed:

John P. Dunn
John P. Dunn
Local Registrar

Estate of Jack D. Brandon
to
Patricia J. Galloway

JUN 6 2001
Date Issued

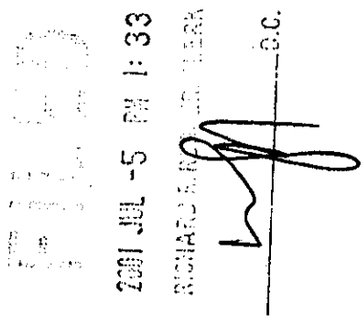
THE GREAT SEAL OF THE STATE OF TENNESSEE XVI AGRICULTURE COMMERCE 1796

CERTIFICATION OF VITAL RECORD

LAST WILL AND TESTAMENT

OF

JACK D. BRANDON



ARTICLE I: OVERTURE

Name, Residence, Family. I, Jack D. Brandon, a resident of Williamson County, Tennessee, declare this to be my Will, and I revoke any and all wills and codicils previously made by me.

I am unmarried and I have four (4) children. My children's names are Katherine Brandon Woodring, Parkes A. Brandon, Elizabeth Brandon Sulkowski, and Lee Brandon Barrett. Whenever I use the term "my child", "my children", "child of mine", "children of mine", or phrases having similar meaning, I am referring to these children.

ARTICLE II: PAYMENT OF DEBTS, EXPENSES AND TAXES

Payment of Debts and Expenses. I authorize my Personal Representative to pay my debts, funeral expenses, and the expenses incurred in the administration of my estate. I specifically do not charge the proceeds of any insurance policies on my life with the payment of any of my debts, funeral expenses, or the expenses incurred in the administration of my estate.

A 5-page Exhibit to the Warranty Deed: Estate of Jack D. Brandon
to
Patricia J. Galloway

Code Annotated, Section 31-1-103, as these statutory provisions presently exist or may subsequently be amended. Unless otherwise provided in my Will, such disclaimed property shall be distributed pursuant to the terms of my Will as if the disclaiming person had predeceased me.

ARTICLE IX: GENERAL FIDUCIARY POWERS

Authorization of Fiduciaries. Without diminishing or restricting the powers vested by law or elsewhere in my Will, and subject to all of the provisions of my Will, I authorize and empower my Personal Representative and the Trustee (hereinafter referred to as my "fiduciaries"), without having to obtain any judicial authorization or approval, and in the application of their best judgment and discretion on behalf of the beneficiaries of my Will, to exercise all or any of the following powers:

1. Incorporation of State Law Powers. Pursuant to Tennessee Code Annotated, Section 35-50-109, I authorize my fiduciaries to exercise the powers specifically enumerated in Tennessee Code Annotated, Section 35-50-110, including the introductory paragraph thereof and all subparagraphs thereof to the extent applicable. These powers, as set out in this statute on the date of the execution of my Will, are granted and incorporated herein by reference, notwithstanding that this statute may have been amended or repealed at the time of my death.

2. Power to Allocate Assets. My fiduciaries shall, in their sole discretion, make reasonable allocations of the property comprising my estate without being required to

shall compile and furnish an inventory and an accounting of my estate to any residuary beneficiary under my Will, or under any residuary trust created herein, who may so request.

10. Administration of Real Property by Personal Representative. All real property in which I may have any interest at the time of my death shall be deemed to be part of my probate estate for purposes of administering my estate, and as such, shall be subject to the control of my Personal Representative during the administration of my estate. For purposes of Tennessee Code Annotated, Section 31-2-103, such real property shall be deemed to be personal property, subject to sale by my Personal Representative, acting without joinder of any beneficiary, for the purpose of facilitating the distribution of my estate among the beneficiaries of my Will, as well as for the purpose of paying taxes, administrative expenses, and any other expenses or debts of my estate, without first being required to exhaust all other personal property of my estate.

11. Rights and Duties of Successor Fiduciary and Apportionment of Responsibilities. Any successor fiduciary, whether individual or corporate, and whether serving as a Personal Representative or Trustee, shall succeed to all of the rights and duties of its predecessor, but shall not be accountable for any of the acts or transactions of such predecessor. Further, if there is more than one fiduciary serving in the same capacity, such fiduciaries may apportion their respective responsibilities among themselves in any manner they deem advisable.

12. Presumption of Survivorship. Notwithstanding anything to the contrary contained in any statute or legal presumption, and unless otherwise provided in hereunder, any of

(c) "Code" as used in my Will shall refer to the Internal Revenue Code of 1986, as amended, unless otherwise indicated.

IN WITNESS WHEREOF, I have hereunto set my hand to this my Will, consisting of eighteen (18) pages, each of which bears my initials or signature, at Brentwood, Tennessee, this 2 day of May, 2000.

Jack D. Brandon

Signed, published, and declared by Jack D. Brandon 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 hereunto signed our names as attesting witnesses on the day and date and at the place above written.

WITNESS

WITNESS

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Linda L. Miller, a Notary Public in and for said State and County, Steven Wood and Leslie Canduff to me known, who made oath as follows:

1. That they were requested by the Testator, Jack D. Brandon, to witness his signature to the attached instrument, which purports to be 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 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 at least eighteen (18) years of age and of apparent sound mind at the time of the execution of said instrument, and legally capable of making a Will; and

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

Attic Ward
WITNESS

Leslie Canduff
WITNESS

Subscribed and sworn to before me this 2nd day of May, 2000.

Linda L. Miller
Notary Public

My Commission Expires: 1/25/2003

FILED

2001 JUL -5 PM 1:25

RICHARD R. ROOKER, CLERK

IN THE SEVENTH CIRCUIT COURT
OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE: _____ D.C.
JACK D. BRANDON,
DECEASED.

NO. 01P1082

ORDER

This cause was heard on July 5th, 2001 before R.H. Bradshaw, Jr., Probate Master, upon the petition of Parkes A. Brandon and Roy W. Oaks to have the will of Jack D. Brandon (the "Decedent") admitted to probate. From the averments of the petition and the testimony of witnesses, the Court finds that:

1. The Decedent died on June 4, 2001 at age seventy-nine (79) and was a resident of Davidson County, Tennessee. The place of the Decedent's death was Nashville, Tennessee.

2. The Decedent left a paper writing, dated May 2, 2000 executed by the Decedent and purporting to be his will (the " Will").

3. The Original Will was properly attested to by Steven K. Wood and Leslie Conduff, each of whom has testified by affidavit to the proper execution and attestation of the Will, and that the Decedent was of apparent sound mind at the time the Will was executed.

4. Article VI of the Will appoints Parkes A. Brandon and Roy W. Oaks as Personal Representatives of the Decedent's estate and provides that they shall serve without bond.

5. Article IX of the Will waives the requirements of making and filing an inventory and accountings with this Court.

It is, therefore, ORDERED:

1. That the Will is admitted to probate as the will of the Decedent.

2. That Parkes A. Brandon and Roy W. Oaks are appointed as Personal Representatives of the Decedent's estate, to serve without bond.

A 2-page Exhibit to the Warranty Deed: Estate of Jack D. Brand
to
Patricia J. Galloway

3. That, upon Parkes A. Brandon and Roy W. Oaks taking the oath as required by law, the Clerk of this Court shall issue Letters Testamentary to them as Personal Representatives.

4. That, pursuant to Tennessee Code Annotated, Sections 30-2-301 and 30-2-601, the Personal Representatives shall be excused from the requirements of making and filing an inventory and accountings with this Court, however, an estate status report shall be filed annually upon the date of this Order until the estate is closed

5. This cause shall be retained by this Court for such further action as may be necessary from time to time for the administration of the Estate of Jack D. Brandon.

12

R.H. Bradshaw, Jr., Probate Master

SUBMITTED FOR ENTRY:

THRAILKILL, HARRIS & WOOD, PLC
Attorneys for Petitioners

By: _____
Steven K. Wood
BPR No. 010163

By: Elizabeth Ryder
Elizabeth Ryder
BPR No. 020270