This Instrument Was Prepared By:

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Harris, PLC
One Vantage Way Suite B-105
Nashville, Tennessee 37228

Map 092-10
Parcel 064
Field Book No. 11W 75630

Davidson County DEEDWARR
Recvd: 07/30/02 14:09 6pgs
Fees:32.00 Taxes:0.00
20020730-0091274

CO-EXECUTOR'S DEED

This deed, made and entered into this 29th day of July, 2002, by Vivian S. Lamb and John E. Scruggs duly qualified and authorized co-executors of the last will and testament of Blanche S. Cliff, late of Nashville, Davidson County, Tennessee, deceased, parties of the first part, and Herbert Hunter, party of the second part;

* COPY ATTACHED . . .

W I T N E S S E T H:

That the parties of the first part, by virtue of the power and authority given in and by said last will and testament of record in Will Book 237, Page 326, Probate Clerk's Office for Davidson County, Tennessee and in consideration of the sum of ten dollars ($10.00) paid by the party of the second part, receipt of which is hereby acknowledged, does hereby grant and release, bargain, sell and convey unto the party of the second part, for and during his natural life, with the remainder in fee simple to the nieces and/or nephews of Blanche S. Cliff then living at the death of Herbert Hunter, as tenants in common, a certain tract or parcel of land with the buildings and improvements thereon erected, situate, lying, and being in the County of Davidson and State of Tennessee, and more particularly described as follows:

> Being Lot No. 18 on the Map of Charlotte Heights, as of record in Book 57, page 169, Register's Office for said County.
> Said Lot No. 18 fronts 50 feet on the west side of 31st Avenue North, formerly Royal Avenue, and runs back between parallel lines 145 feet to an alley.
>
> Being the same property conveyed by deed to Edward S. Cliff and wife, Blanche S. Cliff by deed of record in Book 1580, Page 435, R.O.D.C. The said Edward S. Cliff, having since died, vesting said property is Blanche S. Cliff as surviving widow.

This is improved property commonly known as 415 31st Avenue North, Nashville, Tennessee 37209.

To have and to hold the aforesaid tract or parcel of land, together with the appurtenances which the parties of the first part has or has power to convey or dispose of, by virtue of said will or otherwise.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part, for and during the term of his natural life, but no longer, with the remainder to the nieces and/or nephews of Blanche S. Cliff then living at the death of Herbert Hunter in fee simple as tenants in common.

In testimony whereof, said parties of the first part have hereunto set their signatures on the day and date above written.

Vivian S. Lamb

John E. Scruggs

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 Vivian S. Lamb the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 29th day of July, 2002.

Notary Public

My commission expires 11/29/05

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 John E. Scruggs the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 29th day of July, 2002.

Notary Public

My commission expires 2/24/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for the transfer or value of property is $ - 0 - .

Vivian S. Lamb, AFFIANT

Sworn to and subscribed before me this 29th day of July, 2002.

My commission expires 2/24/05

Notary Public

New Owner/Send Tax Bill To:

Herbert Hunter
415 31st Avenue North
Nashville, Tennessee 37209

LAST WILL AND TESTAMENT

OF

BLANCHE S. CLIFF

I, BLANCHE S. CLIFF, of Nashville, Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish, and declare this to be my Last Will and Testament hereby revoking all wills and codicils heretofore made by me.

ITEM ONE

I direct that all my just debts, funeral expenses and the costs of administration of my estate be paid as soon as practicable after my death.

ITEM TWO

All of the money and personal effects which I may own at the time of my death, of whatsoever nature and wheresoever situated, including all personal property which I may acquire or become entitled to after the execution of this my Last Will and Testament, I hereby give and devise to my nieces and nephews, who are living at my death, to be divided as they so choose.

ITEM THREE

To my nephew HERBERT HUNTER, I hereby give, devise and bequeath my home at 415 31st Avenue, N., Nashville, TN for his lifetime. At his death, the property is to be sold and the proceeds from said sale shall be divided equally among my nieces and/or nephews who are living at the death of Herbert Hunter.

ITEM FOUR

I hereby nominate and appoint my niece VIVIAN S. LAMB, and my nephew JOHN EDWARD SCRUGGS, to act as Co-Executors of my estate under the terms of this my Last Will and Testament, and I direct that no bond be required for the performance of their duties.

I hereby grant to my Co-Executors full power and authority to sell, transfer and convey any property, real, personal, or mixed, which I may own at the time of my death, at such time and place, upon such terms and conditions, including credit, as they may, in their sole discretion, determine and to do every other act or thing necessary or appropriate to the complete administration of my estate.

I further grant to my Co-Executors the following power:

That whenever they are required or permitted to divide or distribute my estate, they may, in their sole discretion, make such division in money or in kind, or partly in money and partly in kind.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 13th day of January, 1999.

Blanche S Cliff
BLANCHE S. CLIFF

Signed by the said BLANCHE S. CLIFF as and for her Last Will and Testament, consisting of two (2) page(s), including this page, in the presence of us, the undersigned, who, at her request and in her sight and presence and in the presence of each other, have subscribed our names as attesting witnesses the day and date above written.

Helen D. Wells
WITNESS

James E Summers
WITNESS

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Helen D. Wells and James E. Simmons, having been first duly sworn, according to law, depose and say:

1. That we are adult citizens of the State of Tennessee, each having attained the age of eighteen (18) years.

2. That we witnessed the execution of the Last Will and Testament of BLANCHE S. CLIFF, dated this the 13th day of January, 1999, to which paperwriting this Affidavit is attached and that this Affidavit is being made at the request of the Testatrix, and in accordance with Tennessee Code Annotated, Section 32-2-110.

3. That the Testatrix in our common presence, sight and hearing declared said paperwriting to be, and signed same as and for, her Last Will and Testament.

4. That our signatures as witnesses are affixed to said Last Will and Testament; that we signed the same at the instance and request of the Testatrix in her presence and in the presence of each other, at the place and on the date recited in said Last Will and Testament, for the express purpose of attesting to her signature and act of execution.

5. That the Testatrix was, in the opinion of each of us, of sound mind and disposing memory at the time she executed said Last Will and Testament.

Helen D. Wells
WITNESS

James E. Simmons
WITNESS

Sworn to and subscribed before me,
this the 14th day of January, 1999.

Ann B. Crabtree
NOTARY PUBLIC

My commission expires: My Commission Expires JULY 28, 2001