STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument prepared by:

Gary W. Temple
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

The actual consideration for this transfer is $0.00.

Patricia Harrell
Affiant

Subscribed and sworn to before me this 17th day of February, 2004.

Aimee Bobbitt
NOTARY PUBLIC
My Commission expires: 05-30-05

AIMEE DENISE BOBBITT NOTARY PUBLIC DAVIDSON CO., TENNESSEE

Davidson County DEEDQC
Recvd: 02/19/04 14:15 7pgs
Fees:37.00 Taxes:0.00
20040219-0019402

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Randal Childress	Same	61-8
1203 Kenwood Drive		179
Nashville, Tennessee 37216		

KNOWN ALL MEN BY THESE PRESENTS that Patricia Harrell, Executrix for the Estate of Rose M. Childress, Davidson County, Probate Court Docket No. 03P-1390, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these presents hereby quitclaim and convey unto Randal Childress, with a twenty-year life estate to Patricia Harrell pursuant to the terms of the Last Will and Testament, until July 5, 2023, the right, title and interest in and to the following described tract or parcel of land in Davidson County, to-wit.

BEING Lot No. 28 and the westerly one-half of the Lot No. 27 of Block "E" on the Plan of Jackson Park, Section No. 2, of record in Book 843, page 21, Register' s Office for Davidson County, Tennessee.

SAID Lot no. 28 and the westerly part of Lot No. 27 front together 99.0 feet on the northerly side of Kenwood Drive and run back 142 feet 6 inches on the westerly line and 150.0 feet, more or less, on the easterly line to a dead line, measuring 105.0 feet thereon.

BEING the same property conveyed to Ruth Yancey Neal, unmarried, by deed from Ruth Yancey Neal, Trustee of the Ruth Yancey Neal Trust, of record in Book 11507, page 686, Register's Office for Davidson County, Tennessee. By Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division File

#99P-1138, Beth Boone was appointed Conservator of the Estate of Ruth Yancey Neal.
Being the same property conveyed to Charles C. Childress (now deceased) and wife, Rose M. Childress (now deceased), by deed from Ruth Yancey Neal, unmarried, of record as Instrument No. #20001214-0123078, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Will from the Estate of Rose M. Childress, by virtue of the Davidson County, Probate Court, Docket No. 03P-1390, said Will conveys to Randal Childress, with a twenty (20) year life estate to Patricia Harrell until July 5, 2023, said Last Will and Testament attached hereto as an Exhibit.

This is improved property known as 1203 Kenwood Drive, Nashville, Tennessee 37216.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 17th day of February, 2004.

Patricia Harrell

Patricia Harrell, Executrix for the Estate of
Rose M. Childress

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Patricia Harrell, Executrix of the Estate of Rose M. Childress, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 17th day of February, 2004.

Aimee Bobbitt

Notary Public

My Commission Expires: 5-30-07

AIMEE DENISE BOBBITT
NOTARY PUBLIC
AT LARGE
DAVIDSON CO., TENNESSEE

EXHIBIT

FILED
03 AUG 27 PM 2:41
RICHARD R. ROOKER, CLERK

LAST WILL AND TESTAMENT

OF

ROSE M. CHILDRESS

I, **Rose M. Childress**, a resident of Nashville, Davidson County, Tennessee, declare this to be my Last Will and Testament, and do hereby revoke all Wills and Codicils previously made by me.

ITEM I

I direct that all my lawful debts, including my funeral expenses and the costs of administration of my estate, be paid by my Executrix as soon as practicable after my death. I further direct that my Executrix pay all estate, inheritance, succession and other death taxes which shall become payable by reason of my death, whether in respect of property passing under this Last Will and Testament or otherwise, as an expense of administration, without apportionment.

ITEM II

Real Property

1203 Kenwood Drive, Nashville, Tennessee

I devise the real property, and improvements thereon, located at 1203 Kenwood Drive, Davidson County, Nashville, Tennessee to my son, Randal Childress along with the following conditions: he is to live in the house and pay the mortgage and all the encumbrances on the real property as long as he is able. If at any time he is unable to maintain the payments on the property then he is to sell the property. At the time of execution of this Last Will and Testament the mortgage is approximately $95,000.00. If my son should have to sell the house before 20 years from the date of my death, then any proceeds above the $95,000.00 amount is to be divided equally share and share alike between my son, Randal Childress and my daughter, Patricia Harrell. In other words, if my son, Randal Childress sales the house within 20 years after my death then the proceeds of the sale above $95,000.00 are to be split equally between my son, Randal Childress and my daughter, Patricia Harrell. If my son, Randal Childress shall

Rose M. Childress

Rose M. Childress, Testatrix

predecease my daughter, Patricia Harrell within 20 years of my death then the real property and the improvements thereon shall go to my daughter, Patricia Harrell, in fee simple and absolutely.

4104 Hudson Drive, Nashville, Tennessee

I devise any interest I have in the real property located at 4104 Hudson Drive, Davidson County, Nashville, Tennessee to my daughter, Patricia Harrell.

ITEM III

Tangible Personal Property

I plan to have already distributed these items at the time of my death, but if I have not then my tangible personal property I devise and bequeath as follows: My antique Chocolate set, my chest of 1847 Rogers Silverware, my mother's ring, my 1 carat heart shaped ring, my heart shaped diamond necklace in white gold, and my wedding rings I bequeath to my daughter, Patricia Harrell; my diamond earrings to my son, Randal Childress; and the two remaining diamond rings to Somer Beech and my granddaughter, Teresa Bushulen -- these two rings will be marked as to who gets which ring at the time of my death. I bequeath my diamond tennis bracelet to my granddaughter, Teresa Bushulen.

It is my wish that my grandsons, James Otis Beech, Jr. and Charles T. Childress choose something of mine they want to keep.

It is my wish that my granddaughter Mandi Loveday choose something special of mine that she would like to keep.

I have three great-grandchildren that I have taken care of prior to my death, James Otis Beech, III, James Edwin Beech and Teresa Bushulen's stepson, Gregory Bushulen and it is my wish that they choose something personal of mine to keep.

I love each and every one of you so please do not argue, love one another as I have always loved each of you.

Rose M. Childress, Testatrix

ITEM IV

Vehicles

I bequeath the 1999 Chevrolet Custom Van to my son, Randal Childress. I bequeath the 1993 Ford Crown Victoria to my daughter, Patricia Harrell.

ITEM V

Residue of Estate

I devise and bequeath all the rest, residue and remainder of my estate to my son, Randal Childress and my daughter, Patricia Harrell to be divided equally share and share alike.

ITEM VI

I nominate my daughter, **Patricia Harrell** as my Executrix and direct that no bond or other security be required of my said Executrix for the faithful performance of her duties as such.

ITEM VII

I authorize my Executrix, in the exercise of reasonable to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein *verbatim*. These powers as set out in said statute on the date of the execution of this Last Will and Testament are granted even should said statute be amended or repealed at the time of my death.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of this and the preceding two typewritten pages, and for the purpose of identification, I have signed that page at the bottom thereof, all in the presence of the persons witnessing it, at my request, on this the 16th day of January, 2003 at Madison, Tennessee.

Rose M. Childress

Rose M. Childress, Testatrix

Signed, sealed, published and declared by the Testatrix, Rose M. Childress to be her Last Will and Testament in the presence of all of us at one and the same time, and we, at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testatrix and to the performance of the aforesaid act of execution at the place and on the date herein above set out.

WITNESSES:

109 Joe Lyon Ct
Madison, Tn 37115

1837 Hudson Rd.
Madison, Tn. 37115

NAMES

ADDRESSES

AFFIDAVIT

State of Tennessee:
County of Davidson:

The undersigned persons, after having first been duly sworn according to law, depose and say:

1. That they are adult citizens and residents of the State listed with their respective signatures on the Last Will and Testament described herein below.

2. That they witnessed the execution of the Last Will and Testament of **Rose M. Childress** dated the 16th day of January, 2003 to which this Affidavit is attached and that this Affidavit is being made at the request of the Testatrix and in accordance with the provisions of Tennessee Code Annotated § 32-2-110.

3. That their signatures are affixed to said Last Will and Testament that they signed or affixed the same at the instance and request of the Testatrix, and in her presence and in the presence of each other, at the place and on the date recited in said Last Will and Testament.

4. That the Testatrix signed said paper writing as and for her Last Will and Testament in their sight and presence.

5. That at the time they witnessed said Last Will and Testament, the Testatrix was, in their opinion, of sound mind.

Witness

Witness

Sworn to and subscribed before me by the two (2) persons whose signatures are affixed hereto on this 16th day of January, 2003.

Kim Temple
Notary Public

My Commission Expires: 11-26-05