PICK-UP

THIS INSTRUMENT WAS PREPARED BY:
ROBERT O. BINKLEY
ATTORNEY AT LAW
P.O. BOX 2695
LEWISBURG, TN 37091

Parcel ID#: 131 03 0 198.00
Office of Davidson County, TN

Davidson County DEEDQC
Recvd: 05/21/04 11:25 9pgs
Fees:47.00 Taxes:0.00
20040521-0059925

QUITCLAIM DEED

FROM: **TERRY L. FOSTER, EXECUTOR OF THE LAST WILL AND TESTAMENT OF EVELYN LOVELACE**

TO: MARGARET H. FOSTER

I, the undersigned, TERRY L. FOSTER, EXECUTOR OF THE LAST WILL AND TESTAMENT OF EVELYN LOVELACE, and in my capacity as Executor, do quitclaim unto MARGARET H. FOSTER, her heirs and assigns, all my right, title, interest and estate in and to the hereinafter described property:

The property herein conveyed is located in Davidson County, Tennessee, and more particularly described as follows:

Being the westerly part of Lot No. 56 on the Map of Neil Hunt's Subdivision, as of record in Book 974, page 19.

Said part of said Lot No. 56 fronts 60 feet on the southerly side of Temple Avenue, and extends back 186.66 feet on the westerly line and 188.99 feet more or less on the easterly line, to a dead line in the rear on which it measures 59.9 feet.

Being the same property conveyed to Evelyn Lovelace, unmarried, from Ira T. Adams and wife, Martha S. Adams, of record in Book 3928, page 794, Register's Office of Davidson County, Tennessee. Evelyn Lovelace died testate on December 6, 2003. In her Last Will and Testament which was duly admitted to probate and is of record in Volume 5600/1448825, in the Clerk's Office of the Davidson County Probate Court, Ms. Lovelace appointed the undersigned, Terry L. Foster, Executor, and she devised the above described property to the Grantee, Ms. Margaret H. Foster. A copy of the Last Will and Testament of Evelyn Lovelace is attached hereto as Exhibit "A".

WITNESS my hand this 20 day of May, 2004.

Terry Foster

TERRY L. FOSTER, EXECUTOR OF
THE LAST WILL AND TESTAMENT OF
EVELYN LOVELACE

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, a Notary Public in and for the County and State aforesaid, TERRY L. FOSTER, EXECUTOR OF THE LAST WILL AND TESTAMENT OF EVELYN LOVELACE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2004.

Carole J. Lambert

NOTARY PUBLIC My Commission expires 9/29/04.

CAROLE J. LAMBERT
NOTARY PUBLIC AT LARGE
MARSHALL CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF MARSHALL

The undersigned makes oath that the actual value or consideration of this transfer is $ -0-. (Quitclaim – Inheritance)

Kenneth C Bush, Agent

Sworn to and subscribed before me this 20th day of May, 2004.

Carole J. Lambert

NOTARY PUBLIC My Commission expires 9/29/04.

CAROLE J. LAMBERT
NOTARY PUBLIC AT LARGE
MARSHALL CO., TENNESSEE

NAME AND ADDRESS OF OWNER AND PERSON RESPONSBILE FOR PAYMENT OF REAL PROPERTY TAXES:
Margaret H. Foster
1719 Temple Avenue
Nashville, TN 37215

The

Last Will and Testament
of
Evelyn Lovelace

I, Evelyn Lovelace, a resident of Davidson County, Tennessee, located at 1721 Temple Avenue, Nashville, Tennessee, and being of sound and disposing mind and memory, do hereby make, publish and declare this to be my last Will and Testament, and thereby revoking and making null and void any and all Last Wills and Testaments and/or Codicils to Last Wills and Testaments heretofore made by me. All references herein to this Will shall be construed as referring to the Last Will and Testament only.

First: I direct that all my debts and obligations including funeral expenses, and expenses incident to my last illness be paid as soon after my death as practical: excepting any mortgage indebtedness or other long term contractual indebtedness secured either by real or personal property, or both, which may exist as any part of this my estate may be continued and assumed by the Heirs of said property.

My executor shall also pay out of my gross estate, as if they were my debts, and without

 EXHIBIT "A"

proration or apportionment of estate and inheritance taxes, by whatever name called, (including any interest due thereon) becoming payable because of my death in respect to all property comprising my gross estate, for death tax purposes, whether or not this property passes under this Last Will and Testament.

Second: If any person named as an heir in this Last Will and Testament shall not survive me, then that part of my estate shall revert to the general estate to be divided among the remaining heirs.

Third: I give devise and bequeath of this my gross estate to each of the below named:

1. To Margaret H. Foster, 1719 Temple Avenue Nashville, Tennessee the property located at 1719-1721 Temple Avenue Nashville Tennessee. This is described as Lot PT 56 Hunts Resub PT Blairs Belmont Park — MAP/PAR: 131-03-0.198. SA/FP: 16DA 27170.

2 Also to Margaret H. Foster, I give the sum of ten thousand dollars ($10,000.00). Subject to the provisions of the Survivorship clause.

The remainder of my gross estate, which excludes all items of specific property herein given to other heirs, shall be divided into to equal parts.

3. The first part of this division made of my grass estate, excluding all items of specific property herein given to others I give to

First Church of Christ Scientist
2911 Hillsboro Road
Nashville, Tennessee

4 The remaing half of this division of my grass estate exclusive of all property herein given to others shall be equally divided between

Joe McKeand Fouts
3633 Club Drive
Kennesaw, Georgia

and Sharon McKeand Marmill

If either of these two heirs do not survive me her part of my estate shall revert to the survivor of this specific division of the estate. If both do not survive me this bequest will be subject to the provisions of the Survivorship Clause

5. These specific items of personal property listed as follows are to be excluded from the gross estate and given to the individuals named to receive them.

1. Mans yellow gold diamond ring to Sharon McLeand Marmett.

Fourth: (A) I nominate, constitute and appoint Jerry Foster, Lewisburg, Tennessee, to be the Executor of my Estate.
(B) If for any reason whatsoever the said may be, should he not qualify or be unable or unwilling to accept or continue as Executor he shall appoint a person of his choosing
Fifth: Executory Power of Appointment
(A) All directives of this Will use by reference the word Executor mean and include any person herein named as my Executor (or Personal Representative, as may be defined under State Laws) and any person who may be acting in either capacity, at any time. Such person shall have reasonable discretion under this my Last Will and Testament with respect to any property, real or personal, left by or held by me, or on or acquired by my Executor on behalf of my Estate.
(B) As I wish my Executor to exercise reasonable discretion in dealing with my Estate and the Heirs thereof, I direct that my Executor perform all acts, take all such proceedings and exercise all such rights and privileges although not specifically mentioned in this Will, with relation to any such property as if the absolute owner thereof, in connection therewith, to make, execute and deliver any instruments, and to enter into any Covenants or agreements bending my Estate or any portion thereof

(c) No such person who, or appointed in connection with this Will in a fiduciary capacity, shall be required to file any bond or other security for the faithful performance of his or her duties as such fiduciary in any jurisdiction; and if, despite this direction, a bond shall be required, I request that it be accepted without sureties and in a nominal amount.

Fifth: In the event any of the separate provisions of this will should be held invalid, the invalidity of such provisions or provisions shall not affect any other provisions thereof, as it is my intention that each of the separate provisions shall be independent of each other so that all valid provisions shall be strictly enforced irrespective of the validity of any of the others.

In Witness Thereof, I hereunto set my name to this my Last Will and Testament - This Nov. 29, 1998

Evelyn Loveland
1721 Temple Ave
Nashville, Tn.

This Last Will and Testament consisting of 7 pages, which have been separately signed by Evelyn Loveland the Testatrix was on the date mentioned, signed, sealed, and delivered by the above named Testatrix as her Last Will and Testament in the presence of each of us and in the presence of each other, hereunto subscribed our names as witnesses thereto: this attestation clause having been first read aloud, and to the best of our knowledge at the time of the execution thereof, we believe the Testatrix to be eighteen years of age or older, of sound mind and under no constraint or undue influence.

1. Rose Kay Roberts
ROSE KAY ROBERTS
807 Neelys Chase Dr.
Madison, Tn. 37115

2. Anna P. Quick
ANNA P. QUICK
807 Neelys Chase Dr.
Madison, Tn. 37115