Davidson County DEEDDIV
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Fees:32.00 Taxes:0.00
20040907-0107347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Richard B Nall
AFFIANT

Subscribed and sworn to before me, this 2nd day of Sep 2004.

Suzanne Adams
NOTARY PUBLIC

SUZANNE ADAMS Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires September 22, 2007

MY COMMISSION EXPIRES: 9-22-07

This instrument was prepared by: Beck & Beck Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS: Richard B. Nall, 717 McFerrin Avenue, Nashville, TN 37208
SEND TAX BILLS TO: Richard B. Nall, 717 McFerrin Avenue, Nashville, TN 37208

MAP 82.8 PARCEL 337

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AMENDED EXECUTOR'S QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that **RICHARD B. NALL**, Executor of the Estate of Vivian Mae Cuffman, deceased, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Vivian Mae Cuffman, the decedent's Will having been duly admitted to probate in Davidson County, Tennessee, and recorded in Probate Court, No. 04P-332, for said county, (see attached Will and Letters Testamentary. Said Executor hereby [conveys,] remises, releases and forever quitclaims unto **RICHARD B. NALL**, his heirs and assigns, all his right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, described as follows:

Being the northerly 60 feet of Lots Nos. 15 and 16 of Block "G" on the plan of Eastwood Addition, of record in Book 332, page 63, Register's Office for said County.

Said parts of Lots Nos. 15 and 16 front 60 feet on the easterly side of McFerrin Avenue and run back between parallel lines, along the south margin of an alley, 100 feet to the line between Lots 14 and 15.

Being the same property conveyed to Elizabeth A. Keeling by deed from Dan Leech and wife, of record in Book 1261, page 76, said Register's Office.

Being the same property conveyed to Charles F. Cuffman and wife, Vivian Mai Nall Cuffman by deed from Elizabeth A. Keeling and husband, Shelton Petre Keeling, of record in Book 2535, page 376, said Register's Office. Charles F. Cuffman predeceased his wife vesting said property solely in Vivian Mai Nall Cuffman.

Property Located at 717 McFerrin Avenue, Nashville, TN 37208

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 2nd day of Sep, 2004.

Richard B Nall

RICHARD B. NALL, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Suzanne Adams, a Notary Public, in and for said County and State, **RICHARD B. NALL,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 2nd day of Sep, 2004.

Suzanne Adams

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-22-07

SUZANNE ADAMS
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 22, 2007

LAST WILL AND TESTAMENT OF

VIVIAN MAE CUFFMAN

I, Vivian Mae Cuffman, a resident of Davidson County, Tennessee declare that this is my will.

FIRST:

I revoke all Wills and Codicils that I have previously made.

SECOND:

I am not currently married.

I have no children now living, nor have I any deceased children who died and left issue.

THIRD:

I give and bequeath to my brothers, Grover Columbus Nall, Joseph Henry Nall, Omer Layton Nall, John Crawford Nall, and to the daughter of my deceased brother, Leo Lenard Nall, whose maiden name was Sherry Nall, the sum of one dollar each.

FOURTH:

I give all my jewelry, clothing, household furniture and furnishings, personal automobiles and other tangible articles of a personal nature, or my interest in any such property not otherwise disposed of by this will or in any other manner together with any insurance on the property, to RICHARD BELLFIELD NALL if he survives me by thirty (30) days, and if he does not survive me then I direct that such property be governed by the laws of intestate succession of the State of Tennessee.

FIFTH:

I give the residue of my estate as follows:

1. To RICHARD BELLFIELD NALL should he survive me by thirty (30) days.

2. If RICHARD BELLFIELD NALL does not survive me by thirty (30) days, then I give the rest and residue of my estate to those persons who would have taken said proprety under the intestate laws of the State of Tennessee.

SIXTH:

I nominate RICHARD BELLFIELD NALL as Executor of this Will, to serve without bond. If he shall for any reason fail to qualify as Executor, I nominate K. I. WRIGHT as Contingent Executor to serve without bond. The term "my Executor" as used in this Will shall include any personal representative of my estate.

I authorize my Executor to sell, with or without notice, at either public or private sale, and to lease any property belonging to my estate, subject only to such confirmation of court as may be required by law.

I authorize my Executor to invest and reinvest any surplus money in the Executor's hands in every king of property, real, personal, or mixed and every kind of investment, specifically including but not limited to interest bearing accounts, corporate obligations of every kind, preferred or common stocks, shares of investment trusts, investment companies, mutual funds, or common trust funds, including funds administered by the Executor, and mortgage participations, that men of prudence, discretion, and intelligence acquire for their own account.

Vivian Mae Cuffman

SEVENTH:

I direct that all inheritance, estate, or other death taxes (excluding any additional tax imposed under Internal Revenue Code Section 2032A or any generation skipping transfer tax) that may by reason of my death be attributable to my probate property outside my probate estate, shall be paid by my Executor out of the residue of my estate disposed of by this Will, without adjustment among the residuary beneficiaries, and shall not be charged against or collected from any beneficiary of my probate estate, or from any transferee or beneficiary of any property outside my probate estate.

EIGHTH:

If any beneficiary under this Will in any manner, directly or indirectly, contests or attacks this Will or any of its provisions, any share or interest in my estate given to the contesting beneficiary under this Will is revoked and shall be disposed of in the same manner provided herein as if that contesting beneficiary had predeceased me without issue.

I subscribe my name to this Will on August 28, 1990, at Nashville, Tennessee.

Vivian Mae Cuffman

Vivian Mae Cuffman

Vivian Mae Cuffman

WITNESSES' AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This day personally appeared before the undersigned authority, Jeff Shoulders, Carson W. Beck, and Barbara D. McGee, who, having been first duly sworn, did depose and say:

That they are the same persons who subscribed their names as witnesses to the annexed will of Vivian Mae Cuffman, dated the 28th day of August, 1990; that the Testatrix signed and acknowledged the writing here annexed as and for her will in their presence; and over the age of 21 years; that, at the request of the Testatrix, they signed their names to the writing in the presence of the Testatrix and in the presence of each other, as attesting witnesses; and that they are making this affidavit at the request of the Testatrix, to be offered in evidence when the will is presented for probate.

Carson W. Beck

Barbara D. McGee

NOTARY PUBLIC

My Commission Expires:

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

04P332

To RICHARD B NALL :

It appearing to the Court that VIVIAN MAE CUFFMAN has died leaving a written will, in which you are appointed Executor, which has been duly approved in open Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said RICHARD B NALL to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this March 10, 2004 and 225th year of American Independence.

Richard R. Rooker, Clerk

D.C.

RICHARD R. ROOKER CIRCUIT COURT CLERK

STATE OF TENNESSEE
DAVIDSON COUNTY

I do solemnly swear that I will honestly and faithfully discharge the duties of Executor of the last will and testament of VIVIAN MAE CUFFMAN lately deceased, in accordance with its terms and provisions, to the best of my knowledge and ability, so help me God.

Richard B Nall

Sworn to and subscribed to before me March 10, 2004

Richard R. Rooker, Clerk

D.C.

RICHARD R. ROOKER CIRCUIT COURT CLERK

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to
RICHARD B NALL, Executor
of the estate of VIVIAN MAE CUFFMAN deceased, and I do further certify that RICHARD B NALL is still acting Executor of the estate of VIVIAN MAE CUFFMAN, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the _____ day of _____, 20___.

Richard R. Rooker, Clerk

_____ D.C.