Davidson County DEEDWARR
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Fees:23.00 Taxes:730.75
20050127-0010110

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00

Kim L Williams
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of January, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Steven T. Davidson and Luanne L. Davidson
913 Cadillac Avenue
Nashville, Tennessee

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 132-09-0-101.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Raymond Howard Tate and Pamela Jewell Tate** hereinafter referred to as Grantors, hereby transfers and conveys to **Steven T. Davidson and wife, Luanne L. Davidson** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being the northerly 287 feet of the easterly 100 feet of Lot No. 26 on the Map of Oakhill Subdivision No. 1, as of record in Book 547, page 49, Register's Office for said County.

Said part of said lot fronts 100 feet on the southerly side of Cadillac Avenue, as shown on the Plan of Subdivision of certain Lots in Oak Hill Subdivision No. 1, as of record in Book 547, page 52, said Register's Office, and runs back between parallel lines 287 feet to a dead line.

Being the same property conveyed to Howard Tate and wife, Juanita Tate (have since died leaving a will naming Raymond Howard Tate and Pamela Jewell Tate as beneficiaries) by warranty deed from E. A. McMahon and wife, Thelma D. McMahon, of record in Book 2084, page 527, Register's Office for Davidson County, Tennessee, dated June 7, 1952.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 547, Page 49, Register's Office for Davidson County, Tennessee.

2. Any and all visible easements lying on or across the property.

3. Rights or claims of parties in possession not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 913 Cadillac Avenue, Nashville, Tennessee.

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, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 19th day of January, 2005.

Raymond H. Tate

Raymond Howard Tate

Pamela Jewell Tate

Pamela Jewell Tate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond Howard Tate and Pamela Jewell Tate, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of January, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

12028-KW

Prepared By:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

LAST WILL AND TESTAMENT

OF

MILTON HOWARD TATE

1. I, Milton Howard Tate, City of Nashville, County of Davidson, and State of Tennessee, do make, publish and declare this to be my Last Will and Testament and do hereby revoke all wills and codicils made by me at any time heretofore.

2. I direct that all my just debts and my funeral expenses be paid as soon as practicable after my decease.

3. I hereby give, devise, and bequeath unto my beloved wife Juanita Beasley Tate, all my property and estate, both real and personal, or whatsoever nature and wheresoever situated, to have and to hold the same absolutely.

4. In the event that my wife, Juanita Beasley Tate, predeceases me, then, in that event, I give, devise and bequeath unto my two children, Raymond Howard Tate & Pamela Jewel Tate Sutcliffe-Hight, all my property and estate, both real and personal, of whatsoever nature and wheresoever situated, to be divided equally between them.

5. Any person who shall die at the same time as I, or in a common disaster with me, or under such circumstances that it is difficult or impossible to determine which died first, shall be deemed to have predeceased me.

6. I hereby nominate, constitute and appoint my wife Juanita Beasley Tate, executrix of this my Last Will and Testament. In the event my wife, Juanita Beasley Tate, shall not survive me or shall fail to qualify, die, or resign or cease to act for any reason as executrix, I appoint my two children Raymond Howard Tate & Pamela Jewel Tate Sutcliffe-Hight, co-executor and co-executrix in place of my said wife. I direct that my said executrix or executor as the case may be, shall serve without being required to give any bond or security for the faithful performance of her, or his, duties as such.

7. In Witness Whereof, I sign, seal and publish this as my Last Will and Testament in the presence of the persons witnessing it at my request this 11 day of Sept 19 74.

Milton H Dale (SEAL)

8. The foregoing instrument consisting of two pages including this one, was subscribed, sealed, published and declared by _____ the testator above named, as and for his Last Will and Testament in the presence of each of us, who at his request, in his presence and in the presence of each other, have hereunto subscribed our names as witnesses the day and year above written.

Esmarene J Lauls
Name

713 Brindley Dr.
Address

John I. Lauls 9/11/74
Name

713 Brindley Drive
Nashville, Tenn. 37210
Address

_____
Name

_____
Address