Davidson County DEEDWARR
Recvd: 08/19/05 10:35 8 pgs
Fees:42.00 Taxes:0.00
20050819-0098945

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
James M. Bryant 3229 Lakeshore Drive Old Hickory, Tennessee 37138	Same	Map 54-13 Parcel 32

PURSUANT TO AND IN CONSIDERATION of the specific bequest of Maudie May (Mae) Bryant by and through her Last Will and Testament which was filed for probate in the the Probate Court for Davidson County, Tennessee on August 26, 1986 which is hereby acknowledged,the **Estate of Maudie May (Mae) Bryant by and through James M. Bryant, Executor (a copy of Letters of Testamentary are attached as Attachment A along with a copy of the Last Will and Testament of Maudie May (Mae) Bryant which is attached as Attachment B),** by these presents does hereby transfer and otherwise convey the following tract or parcel of land located in Davidson County, Tennessee unto **James M. Bryant in fee simple.**

Land in Davidson County, Tennessee, being part of Lot 13 Section 1 of the Life & Casualty Insurance Company's subdivision property located on the northerly side of Old Hickory Boulevard, near Dupontonia which plan isrecorded in Book 843, Page 56 of the Registers Office of Davidson County, Tennessee. Said tract is more fully described as follows:

Beginning at a point in the center of Pitts Avenue 1351.2 feet from Old Hickory Boulevard as measured in a northeasterly direction along the center of Pitts Avenue. Said point being also the northerly corner of the Huffine Land, thence south 64 degrees 38 minutes east-a distance of 855 feet to a point in the easterly boundary of the original United States Government Reservation thence north 3 degrees 03 minutes west with said reservation boundary at a distance of 265 feet to a point, thence north 74 degrees 51 ,minutes west a distance of 731.9

feet to a point in the center of Pitts Avenue thence in a southerly direction along the center of Pitts Avenue a distance of 108 feet to the point of beginning comprising an area of 3.177 acres more or less.

Being the same property conveyed to James Bryant (deceased) and wife Mae Bryant, also known as Maudie May (Mae) Bryant, (deceased) by Installment Deed from Life & Casualty Insurance Company of Tennessee, Incorporated as recorded in Deed Book 01020 at Page 113 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $0.
Subscribed and sworn to before me this 17th of August, 2005.
My Commission Expires: 5-28-06

Maudie Mae Bryant
Affiant

Notary Public

BETTY F. BRAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This is improved property located at 3209 Lakeshore Drive, Old Hickory, Davidson County, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever I covenant that the grantor is seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself to warrant and forever defend the title to said real estate to said Grantee, his(successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 17th day of August, 2005.

James M. Bryant, Executor

James M. Bryant, Executor
The Estate of Maudie May (Mae) Bryant

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Bennett F. Bratcher, a Notary Public in and for said County and State, James M. Bryant, 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 Goodlettsville, Tennessee, this the 17th day of August, 2005

NOTARY PUBLIC

My Commission Expires: 5-28-06

BENNETT F. BRATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL McPHERSON
COUNTY CLERK
244-1000

Attachment A

Davidson County LETTERS TESTAMENTARY
STATE OF TENNESSEE–DAVIDSON COUNTY

PROBATE COURT August TERM, 19 86

To James M. Bryant of Davidson County:

It appearing to the Court that Maudie Mae Bryant has died, leaving a written will, in which you are appointed execut or, 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 James M. Bryant

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 of 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 provision of the said will and the laws of the land.

Witness Bill McPherson, Clerk of said Court, at office, this 26th day of August, 19 86, and 211th year of American Independence.

~~Bill McPherson~~, Clerk.

By Letha H. Council D. C.

STATE OF TENNESSEE
Davidson County.

I do solemnly swear that I will honestly and faithfully discharge the duties of execut or of the last will and testament of Maudie Mae Bryant lately deceased, in accordance with its terms and provisions, to the best of my knowlegde and ability, so help me God.

James M. Bryant

Subscribed and sworn to before me this, the 26th day of August, 19 86

Letha H. Council, Clerk.

Deputy

STATE OF TENNESSEE
Davidson County.

I, Bill McPherson, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a full, true and perfect copy of LETTERS TESTAMENTARY, issued to James M. Bryant

Execut or of the estate of Maudie Mae Bryant, deceased, and I do further certify that he is still acting Executor of the estate of Maudie Mae Bryant, and his 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 26th day of August, 19 86.

Bill McPherson, Clerk.

Letha H Council D. C.

Attachment B.

LAST WILL AND TESTAMENT

OF

MAUDIE MAY BRYANT

I, MAUDIE MAY BRYANT, of Old Hickory, Davidson County, Tennessee, being of sound mind and disposing memory and realizing the uncertainty of life, do hereby make and publish this my Last Will and Testament, hereby revoking all wills and codicils thereto by me at any time heretofore made.

ITEM I

I direct that all of my just debts and funeral expenses be paid from my estate.

ITEM II

Except as otherwise directed in Item III hereof, I give devise and bequeath to my step-son, JAMES McDONALD BRYANT, absolutely and in fee simple, all property which I own or have the right to dispose of at my decease and which remains after payment of my just debts and funeral expenses, of whatever kind, character and description, real, personal, intangible and mixed, and wherever situated.

ITEM III

In the event my said step-son, JAMES McDONALD BRYANT, does not survive me, or dies within thirty (30) days after my death, if his death and mine shall result from a common accident, then I give, devise and bequeath all property which I own or have the right to dispose of at my decease and which remains after payment of my just debts and funeral expenses, of whatever kind, character and description, real personal, intangible and mixed, and wherever situated to JOYCE BOLTON BRYANT, as Trustee, to be held in trust for the benefit of my step-grandchildren, ROBERT BOLTON BRYANT, MARK SUTHERLAND BRYANT and BETHANY JOY BRYANT, subject to the following:

My Trustee shall receive, manage, invest and re-invest my trust estate and in her discretion, shall pay from principal and income such amounts and in such proportions without any requirements of equality as she deems advisable for the comfortable maintenance, medical care, welfare and education of my step-grandchildren. Considering income from all other sources, she may, in

her discretion, accumulate any income not then needed by my step-grandchildren. My Trustee is authorized and directed to pay to each of my step-grandchildren their proportionate share of the income from this trust upon and after each of them reaches twenty-one (21) years of age, and to continue such payments until the youngest of them shall have reached twenty-five (25) years of age, at which time my Trustee is directed to distribute the entire corpus of this trust to my step-grandchildren, equally, share and share alike.

My Trustee shall have the power from time to time to invest and re-invest all or any part of the trust estate in such stocks, bonds, debentures, notes, securities or other property ordinarily approved for trustees, and my Trustee may make and change such investments from time to time according to her discretion with the purpose of maintaining the estate for the purposes set out above.

My Trustee is instructed that the purpose of this trust is to provide for the education, maintenance and support of my step-grandchildren. If, in the discretion of my Trustee, she feels that the payment of any of the income to any beneficiary of the trust, as provided hereinabove, will thereby reduce the remainder of the trust to such a point that the purpose of the trust cannot be carried out for the other beneficiaries of the trust, then my Trustee is authorized to refuse to pay any of the income until and after the completion of the formal education of each of my step-grandchildren, or the abandonment thereof. Formal education shall mean and include public school and not more than five years of college.

I direct that the interest of the beneficiaries hereunder shall not be subject nor liable in any manner to or for their, or any of their anticipations, assignments, sales, pledges, debts, contracts, engagements or liabilities, nor be subject or liable to attachments, executions or sequestrations under any legal, equitable or other process.

My Trustee is authorized to receive cash or any other property which may be delivered to her by any other party or person as inter vivos or testamentary additions to the trust herein created to be held and administered according to the terms of this trust. Should my Trustee be Trustee under any other trust having

similar terms and for the same beneficiaries, she may administer such trusts in her sole discretion as one fund.

ITEM IV

I nominate and appoint my said step-son, JAMES McDONALD BRYANT, Executor of this my Last Will and Testament and I authorize my said executor to do any and all things which in his opinion are necessary to complete the administration and settlement of my estate; including full right, power and authority, without the order of any court and upon such terms and under such conditions as to my said Executor shall seem best for the proper settlement of my estate, to bargain, sell at public or private sale, convey, transfer, deed, mortgage, lease, exchange, pledge, manage and deal with any all property belonging to my estate, compromise, settle, adjust, release and discharge any and all obligations or claims in favor of or against my estate, and to borrow money for the payment of inheritance and estate taxes or for any other purpose. Without in any limiting the scope of the powers enumerated herein of my Executor, I hereby specifically give to him full power to retain any and all securities or property owned by me at the time of my decease whenever, in his absolute and uncontrolled discretion, such a course shall seem to him to be best, without liability for depreciation or loss, and free from investment restrictions incident to trusteeship or executorship, whether imposed by common law or statute. In the execution of said duties and powers said Executor shall have the power to comply with all legal requirements as to the execution and delivery of deeds and all other writings, documents or formalities without the order of any court.

I direct that no bond be required of my said step-son, JAMES McDONALD BRYANT, as such Executor.

IN TESTIMONY WHEREOF, I have hereunto set my signature to

this my Last Will and Testament, consisting of 4 pages, including this page, on this the 16 day of August, 1966.

Maudie May Bryant
MAUDIE MAY BRYANT, TESTATOR

Signed by the said MAUDIE MAY BRYANT as and for her Last Will and Testament, consisting of 4 pages, including this page, in the presence of the undersigned, who at her request and in her sight and presence and in the sight and presence of each other, have subscribed our names as attesting witnesses on the day and date above written.

Enoch M. Newman

H. Philip Sadler