Davidson County DEEDQC
Recvd: 02/16/06 16:22 7 pgs
Fees:37.00 Taxes:0.00
20060216-0019087

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

Parcel ID: 11603007300
Office of Davidson County, TN
Assessor of Property

QUITCLAIM DEED FROM: **GAYLE M. WATSON, EXECUTRIX OF THE LAST WILL AND TESTAMENT OF JAMES O. WATSON**

TO: **GAYLE M. WATSON**

I, the undersigned, **GAYLE M. WATSON, EXECUTRIX OF THE LAST WILL AND TESTAMENT OF JAMES O. WATSON, JR.** do hereby quitclaim unto **GAYLE M. WATSON**, her heirs and assigns in fee simple, all my right, title, interest and estate in the following described realty lying and situated in the Davidson County, Tennessee, to-wit:

Being the northerly half of lot number sixty-seven (67) of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, a plan of which is of record in Book 421, page 100, Register's Office of Davidson County, Tennessee. Said northerly half of said lot number sixty-seven (67) fronts fifty (50) feet on the westerly side of Kenner Avenue and extends back westerly between parallel lines two hundred (200) feet to a common line between said lot number sixty-seven (67) and lot number 100.

Being the same property conveyed to J. O. Watson (Sr.) by deed from Duncan F. Kenner and wife, Mary Hill Kenner, of record in Book 607, page 500, Register's Office of Davidson County, Tennessee. James O. Watson (Sr) died intestate on June 15, 1955, survived by his wife, Elizabeth Stamps Watson who died intestate on October 25, 1997 and their only child, James O. Watson, Jr. James O. Watson, Jr. died testate on May 27, 2005 and his Will was admitted to probate and is of record in Will Book 75, page 68, Williamson County Probate Court, wherein the undersigned, Gayle M. Watson, was appointed Executrix with the power of sell and convey realty. A certified copy of the Last Will and Testament of James O. Watson, also known as James O. Watson, Jr., is attached hereto as Exhibit "A". Further, see Affidavit of Heirship of James O. Watson, Jr., File No. 20041221-0151857, Register's Office of Davidson County, Tennessee

WITNESS my hand this 16th day of February, 2005.

Gayle M. Watson
GAYLE M. WATSON
EXECUTRIX OF THE LAST WILL AND TESTAMENT
OF JAMES O. WATSON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for the County and State aforesaid, GAYLE M. WATSON 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 16th day of February, 2005.

NOTARY PUBLIC My Commission expires 9/1/08.

ROBERT O. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

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

Gayle M. Watson

Sworn to and subscribed before me this 16th day of February, 2005.

NOTARY PUBLIC My Commission expires 9/1/08.

NAME AND ADDRESS OF OWNER AND PERSON RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
Gayle M. Watson
766 High Point Ridge
Franklin, TN 37069

ROBERT O. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

FILED
WILLIAMSON COUNTY
TENNESSEE
2005 JUN 24 AM 8:50
P. ENTERED 6-24-05

LAST WILL AND TESTAMENT

OF

JAMES O. WATSON

I, JAMES O. WATSON, of Franklin, Williamson County, Tennessee, being of sound mind and disposing memory, hereby declare this to be my Last Will and Testament and revoke all prior Wills.

I.

I direct that all my just debts, including funeral expenses and costs of administration of my estate, and any estate or inheritance taxes that may be imposed by reason of my death be paid out of my general estate by my Executrix as soon as practicable without apportionment or proration among the beneficiaries.

II.

A. Spouse. I am married to GAYLE M. WATSON, who is referred to in this Will as my wife.

B. Daughter. References in this Will to my daughter shall refer to my only child, JULIE W. PARKER.

C. Granddaughter. References to granddaughter shall refer to my only grandchild, CORINNE PARKER.

D. Trustee. References in this Will to Trustee shall refer to my son-in-law, DANIEL PARKER.

III.

Subsequent to the execution of this Will, I may mark or label certain personal items and furniture with the names of the persons to receive such personal items and furniture and I direct my personal representative to consider such specific bequests. Further, I may, by holographic codicils, dispose of personal items and such codicils will be placed with this Will and become a part thereof.

THE CHANCERY COURT SEAL WILLIAMSON CO. TN

STATE OF TENNESSEE
WILLIAMSON COUNTY
I, THE UNDERSIGNED CLERK & MASTER, DO HEREBY CERTIFY THIS TO BE A TRUE COPY OF THE ORIGINAL OF THIS INSTRUMENT FILED IN THIS CAUSE.
Beverly J. Smithson D.C.

IV.

I devise to my daughter, JULIE W. PARKER, the sum of Five Thousand Dollars ($5,000.00).

V.

I devise all the remainder of my property not specifically devised in paragraph III above, both real and personal, wherever located, to my wife, GAYLE M. WATSON, if she survives me.

If my wife does not survive me, I devise my residuary estate to my daughter, JULIE W. PARKER.

If my wife and daughter predecease me, I devise my residuary estate to my granddaughter, CORINNE PARKER. If my granddaughter has not attained the age of 25 years, I devise my residuary estate to DANIEL PARKER, TRUSTEE, in Trust for the use and benefit if my granddaughter. In order to accomplish this devise, I authorize my Trustee, in his sole discretion, to sell, at public or private sale, and at such time or times as he deems advisable, all my real estate, stocks, bonds, and any personal property not specifically devised in paragraph III above, and add the sales proceeds to my residuary estate.

The Trustee is authorized and empowered to encroach upon the corpus to the extent to which the Trustee, in his sole and unlimited discretion, deems necessary for the proper care, support, comfort, education, maintenance, medical expenses and needs of my granddaughter. The Trustee's decision in determining the amount of any or all distributions made to my granddaughter or for the benefit of my granddaughter shall not be subject to an accounting to the beneficiary of the Trust, except for matters of fraud, self-taking or matters of a criminal nature.

Further, the Trustee is authorized and empowered to hold, manage, control, sell, convey, lend, invest and reinvest the corpus of the Trust in any such way or manner, when and as often as the Trustee may deem best for the interest of the Trust. I authorize the Trustee to sell and make proper conveyances of any property, real or personal, belonging to the Trust in such

THE CHANCERY COURT SEAL WILLIAMSON CO. TN

manner, whether at public or private sale, and at such times as the Trustee, in his sole discretion, may deem best and to execute any deeds, bills of sale, or contracts binding on the trust estate thereof, and the purchaser shall not be required to see to the application of the proceeds.

Neither the principal nor income of the Trust shall be pledged, assigned, transferred, sold, or in any manner whatsoever accelerated, anticipated or encumbered by the beneficiary nor shall the principal or income of the Trust be in any manner subject to or liable for the debts, contracts or engagements of the beneficiary, or be subject to attachment, judgment or claim of any creditor of the beneficiary, and may not otherwise be voluntarily or involuntarily alienated or encumbered by the beneficiary.

This Trust shall terminate when my granddaughter attains the age of twenty-five (25) years, at which time the Trustee shall make final distribution of the balance of the Trust.

VI.

My wife and I are making Wills at or about the same time and such Wills are not made in consideration of the other and either Will may be revoked or amended at the option of the maker thereof.

VII.

If my wife and I die under circumstances which render it impossible to determine who died first, it shall be presumed that she predeceased me and I direct that this Will be construed accordingly.

VIII.

I appoint my wife, GAYLE M. WATSON, Executrix of this my Last Will and Testament.

If my wife predeceases me or fails to serve for any reason, I appoint JULIE W. PARKER successor Executrix. I direct that no personal representative or Trustee named herein be required to make bond, file an inventory or make interim accountings. Any substitute or successor personal representative or Trustee other than named herein, shall be required to make bond, file an inventory and make interim accounting, except if such successor personal

THE CHANCERY COURT SEAL WILLIAMSON CO. TN

representative is an institution not required to make bond according to Tennessee law. I authorize my Executrix, including any substitute or successor personal representative in the exercise of reasonable discretion with respect to all property at any time forming part of my estate, to exercise any and all powers set forth in Section 35-50-110, Tennessee Code Annotated, to the extent applicable, which provisions and powers are incorporated herein by reference as though fully copied verbatim.

My Executrix, or her successor, shall have the authority to administer my real property as a part of my estate, and to sell and convey by deed title to said property without seeking or obtaining the approval of any Court, and without the consent of any of the devisees.

In accordance with Section 32-2-110, Tennessee Code Annotated, I request attesting witnesses to sign the Affidavit below.

Witness my hand this 27th day of April, 2005.

James O. Watson
JAMES O. WATSON

THE CHANCERY COURT IN WILLIAMSON CO. SEAL

ATTESTATION CLAUSE

JAMES O. WATSON, signified to us that the foregoing was his Last Will and Testament and signed his name thereto in our presence. At his request and in his sight and presence, and in the sight and presence of each other, we have signed our names as attesting witnesses the date above written.

(Witness)

(Witness)

(Address)

(Address) The UPS Store 2020 Fieldstone Pkwy. Suite 900 Franklin, TN 37069

(City/State)

(City/State)

AFFIDAVIT OF ATTESTING WITNESSES

STATE OF TENNESSEE
COUNTY OF Williamson

We, Ben Hilbun and Paul Collins, the witnesses whose names are signed to the attached and foregoing instrument being first duly sworn, do hereby make oath that the testator, JAMES O. WATSON, after signifying to us that the foregoing was his Will, signed his name thereto in our presence. Each of us then signed in the presence of the testator, and in the presence of each other. To the best of our knowledge the testator was at the time eighteen (18) or more years of age, of sound mind, and under no constraint or undue influence.

This Affidavit is made at the request of the testator.

Sworn to and subscribed before me this 27 day of April, 2005.

NOTARY PUBLIC

KEVIN J RAGAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THE CHANCERY COURT SEAL WILLIAMSON CO. TN