Davidson County DEEDQC
Recvd: 05/10/06 13:49 13 p
Fees:67.00 Taxes:0.00
20060510-0054963

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Marian Gayle Latham
AFFIANT

Subscribed and sworn to before me, this 5th day of May, 2006.

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

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

ADDRESS OF NEW OWNERS AS FOLLOWS: Nancy Bonine, 1401 Barberry Place, Hopkinsville, KY 42240; Glenn David Latham, 4709 Pinehurst Avenue, Norfolk, VA 23513; Deb Lokey, 1023 Claremont Drive, Columbia, TN 38401; Marian Gayle Latham, 717 Oneida Avenue, Nashville, TN 37207.

SEND TAX BILLS TO: Marian Gayle Latham, 717 Oneida Avenue, Nashville, TN 37207

MAP and PARCEL: 19-071.12-0-183.00

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EXECUTOR'S QUITCLAIM DEED RESERVING LIFE ESTATE

==========

KNOW ALL MEN BY THESE PRESENTS that I, MARIAN GAYLE LATHAM, Executrix for the Estate of CATHERINE JOHNSON LATHAM, being one and the same person, am affecting this quitclaim as a means of clarifying the title to this property. Under the Will of CATHERINE JOHNSON LATHAM, probated in the Probate Court of Davidson County, No. 05P-1509 on September 29, 2005. Marian

Gayle Latham was named Executrix of Catherine Johnson Latham's estate. (See attached Will and Letters of Testamentary). For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, Marian Gayle Latham has bargained and sold and hereby [convey,] remise, release and forever quitclaims to Nancy Bonine, Glenn David Latham, Deb Lokey, and Marian Gayle Latham in equal shares, their heirs and assigns, such of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, as will create an estate in and to said tract [parcel] of land, **subject to a life estate for Marian Gayle Latham according to the laws of the State of Tennessee** which is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 83 on the Map of Victory Heights Subdivision, as of record in Book 1130, page 97, Register's Office for said County.
>
> Said Lot No. 83 fronts 60 feet more or less, on the northerly side of Oneida Avenue and runs back between lines, 176.2 feet more or less on the east line and 171.8 feet more or less on the west line, to a dead line, measuring 60 feet more or less thereon.
>
> Being the same property conveyed to James J. Coggins, Jr., and wife, Annie O. Coggins, by deed from General Homes, Inc. Of record in Book 1553, page 609, said Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Ervin B. Latham and wife, Catherine J. Latham, by deed from James J. Coggins, Jr. And wife, Annie O. Coggins of record in Book 1719, Page 95, said Register's Office For Davidson County, Tennessee. Ervin B. Latham died September 23, 1982 leaving the property solely to Catherine J. Latham, his wife. Catherine J. Latham died February 19, 2005. Catherine Latham by Will left the property equally to her aforenamed children with a

life estate to Marian Gayle Latham and $15,000.00 to Marian Gayle Latham off the top before equal dividing

Restrictions in Book 1357, page 677.

The plan in Book 1130, page 97 shows a 35 foot set back line from Oneida Avenue and a 10 foot easement along the rear of the lot for public utilities.

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

WITNESS my hand this 5th day of May, 2006.

Marian Gayle Latham
MARIAN GAYLE LATHAM, Executrix

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Suzanne Adams, a Notary Public, in and for said County and State, **MARIAN GAYLE LATHAM**, 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 5th day of May, 2006.

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

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

05P1509

To MARIAN GAYLE LATHAM :

It appearing to the Court that CATHERINE JOHNSON LATHAM has died leaving a written will, in which you are appointed Executrix, which has been duly approved by the 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 MARIAN GAYLE LATHAM 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 September 29, 2005 .

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 MARIAN GAYLE LATHAM, Executrix of the estate of CATHERINE JOHNSON LATHAM deceased, and I do further certify that MARIAN GAYLE LATHAM is still acting Executrix of the estate of CATHERINE JOHNSON LATHAM, 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 29th day of September, 2005.

Richard R. Rooker, Clerk

D.C.

RICHARD R. ROOKER CIRCUIT COURT CLERK

LAST WILL AND TESTAMENT
OF
CATHERINE JOHNSON LATHAM

I, **CATHERINE JOHNSON LATHAM**, being a resident of Davidson County, Tennessee, do make, declare and publish this my last will and testament, hereby revoking all former wills and codicils.

ITEM I

I nominate and appoint my children, Marian Gayle Latham and Glenn David Latham as Co-Executors of this, my Last Will and Testament, and I direct that they not be required to make bond.

ITEM II

I direct that all my lawful debts, including my funeral expenses and the costs of administration of my estate, be paid by my Executors as soon as practicable after my death. I further direct that my Executors pay all the estate, inheritance, succession and other death taxes which shall become payable by reason of my death, whether in respect of property passing under this will or otherwise, as an expense of administration, without apportionment.

ITEM III

I hereby devise, give and bequeath all of my property whether real or personal to my four children, their names being Marian Gayle Latham, Glenn David Latham, Nancy Latham Bonine and Deborah Louise Lokey in equal shares. I also bequeath to Marian Gayle Latham a life estate in my real property located at 717 Oneida Avenue, Nashville, Tennessee 37207. The gifts and bequests herein are made **per stripes.**

ITEM IV

I hereby authorize my Executors to make deeds or bills of sale to the purchaser conveying titles to any and all property without the necessity of Court approval, and further authorize that my Executors perform without the necessity of placing a bond.

Catherine Johnson Latham

CATHERINE JOHNSON LATHAM

ITEM V

I authorize my Executors or any alternate personal representative, in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming a part of my estate, to exercise any and all the powers set forth in Tennessee Code Annotated Section 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. These powers (as set out in said statute on the date of the execution of this will) are granted even should said statute be amended or repealed at the time of my death.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my last will and testament, consisting of three (3) typewritten pages, and for the purpose of identification, I have signed each such page at the bottom thereof, all in the presence of the persons witnessing it, at my request, on this the ____ day of October, 1996, at Nashville, Tennessee.

Catherine Johnson Latham
TESTATRIX, CATHERINE JOHNSON LATHAM

Signed, sealed, published and declared by the Testatrix, **CATHERINE JOHNSON LATHAM**, to be her last will and testament in the presence of all of us at one and the same time, and we, at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testatrix and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

WITNESSES:

David A Watson — 1303 ORDWAY PLACE NASH TN 37206

James C. Bowen — 816 Hwy 70S Nash Tn 37221

PAGE TWO OF MY LAST WILL AND TESTAMENT

Catherine Johnson Latham
CATHERINE JOHNSON LATHAM

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

We, the undersigned, being first duly sworn, make Oath; that the Testatrix, **CATHERINE JOHNSON LATHAM**, on this the ____ day of October, 1996, declared and signified to us the foregoing signed said instrument to be her Last Will and Testament; that she then signed said instrument in our sight and presence; that we at her request and in her sight and presence and in the sight and presence of each other, then subscribed our names thereto as attesting witnesses; that at the time of her execution of the foregoing instrument, **CATHERINE JOHNSON LATHAM**, was more than 18 years of age and we believed her to be of sound mind; that we, the undersigned, each being more than 18 years of age and under no legal disability now make and sign this Affidavit at the request of the Testatrix on the day and date above written.

This Affidavit is made and written under the provisions of TCA 32-2-100, for the purpose of attaching the same to the Last Will and Testament of said Testatrix for proof as to the execution of said Will.

David A Watson

AFFIANT

James C. Graves

AFFIANT

Sworn to and subscribed before, me this the 28 day of October, 1996.

Jeff Sanders

NOTARY PUBLIC

5-23-98

MY COMMISSION EXPIRES

PAGE THREE OF MY LAST WILL AND TESTAMENT

Catherine Johnson Latham

CATHERINE JOHNSON LATHAM

CODICIL NO. 1
TO THE LAST WILL AND TESTAMENT
OF
CATHERINE JOHNSON LATHAM

I, Catherine Johnson Latham, of Nashville, Davidson County, Tennessee, having heretofore made and published my Last Will and Testament executed on October 28, 1996, do make and declare this as Codicil No. 1 thereto, to wit:

ITEM III

Item III is changed to read:

I bequeath to Marian Gayle Latham $15,000.00 off the top of the house proceeds at 717 Oneida Avenue, Nashville, Tennessee. I bequeath to Marian Gayle Latham a life estate in said property, if she desires to use such. After above specific bequests I bequeath all of my property whether real or personal to my four children, their names being Marian Gayle Latham, Glenn David Latham, Nancy Latham Bonine and Deborah Louse Lokey in equal shares, per stirpes.

I hereby ratify, republish and reaffirm my said Last Will and Testament in all respects except as modified by this, Codicil No. 1 thereto.

IN WITNESS WHEREOF, I have executed this Codicil No. 1 to be my Last Will and Testament at Nashville, Tennessee, on this the 29 day of October, 2004.

Catherine J. Latham
Testatrix, Catherine Johnson Latham

Catherine Johnson Latham

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

We, the undersigned, being first duly sworn, make Oath; that the Testatrix, CATHERINE JOHNSON LATHAM, on this the 29 day of October, 2004, declared and signified to us the foregoing signed said instrument to be her Last Will and Testament; that she then signed said instrument in our sight and presence; that we at her request and in her sight and presence and the sight and presence of each other, then subscribed our names thereto as attesting witnesses; that at the time of her execution of the foregoing instrument, CATHERINE JOHNSON LATHAM, was more than 18 years of age and we believed her to be of sound mind; that we, the undersigned, each being more than 18 years of age and under no legal disability now make and sign this Affidavit at the request of the Testatrix on the day and date above written.

This Affidavit is made and written under the provisions of TCA 32-2-100, for the purpose of attaching the same to the Last Will and Testament of said Testator for proof as to the execution of said Will.

Donna J. Curry
AFFIANT

Beverly D. Boyd
AFFIANT

Sworn to and subscribed before, me this the 29 day of October 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

PAGE 3 OF CODICIL NO. 1 OF THE LAST WILL AND TESTAMENT OF CATHERINE JOHNSON LATHAM

Catherine Johnson Latham
CATHERINE JOHNSON LATHAM

Signed, sealed, published and declared by the Testator, Catherine Johnson Latham, to be codicil No. 1 to her last will and testament in the presence of all of us at one and the same time, and we, at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testator and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

WITNESSES:

Diana J. Curry
NAMES

800 Lawrence, Old Hickory, TN 37138
ADDRESS

Beverly D. Boyd
NAMES

3216 Healy Dr., Nashville, TN 37207
ADDRESS

Sworn to and subscribed before, me this the 29 **day of** October, **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

THIS CODICIL WAS PREPARED BY:
BECK & BECK ATTORNEYS
4205 Gallatin Road
Nashville, Tennessee 37216
615-226-9000

Catherine Johnson Latham
CATHERINE JOHNSON LATHAM

CODICIL NO. 1
TO THE LAST WILL AND TESTAMENT
OF
CATHERINE JOHNSON LATHAM

I, Catherine Johnson Latham, of Nashville, Davidson County, Tennessee, having heretofore made and published my Last Will and Testament executed on October 28, 1996, do make and declare this as Codicil No. 1 thereto, to wit:

ITEM III

Item III is changed to read:

I bequeath to Marian Gayle Latham $15,000.00 off the top of the house proceeds at 717 Oneida Avenue, Nashville, Tennessee. I bequeath to Marian Gayle Latham a life estate in said property, if she desires to use such. After above specific bequests I bequeath all of my property whether real or personal to my four children, their names being Marian Gayle Latham, Glenn David Latham, Nancy Latham Bonine and Deborah Louse Lokey in equal shares, per stirpes.

I hereby ratify, republish and reaffirm my said Last Will and Testament in all respects except as modified by this, Codicil No. 1 thereto.

IN WITNESS WHEREOF, I have executed this Codicil No. 1 to be my Last Will and Testament at Nashville, Tennessee, on this the 29 day of October, 2004.

Catherine J. Latham
Testatrix, Catherine Johnson Latham

Catherine Johnson Latham

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

We, the undersigned, being first duly sworn, make Oath; that the Testatrix, CATHERINE JOHNSON LATHAM, on this the 29 day of October, 2004, declared and signified to us the foregoing signed said instrument to be her Last Will and Testament; that she then signed said instrument in our sight and presence; that we at her request and in her sight and presence and the sight and presence of each other, then subscribed our names thereto as attesting witnesses; that at the time of her execution of the foregoing instrument, CATHERINE JOHNSON LATHAM, was more than 18 years of age and we believed her to be of sound mind; that we, the undersigned, each being more than 18 years of age and under no legal disability now make and sign this Affidavit at the request of the Testatrix on the day and date above written.

This Affidavit is made and written under the provisions of TCA 32-2-100, for the purpose of attaching the same to the Last Will and Testament of said Testator for proof as to the execution of said Will.

Susan J. Curry
AFFIANT

Beverly D. Boyd
AFFIANT

Sworn to and subscribed before, me this the 29 day of October 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

PAGE 3 OF CODICIL NO. 1 OF THE LAST WILL AND TESTAMENT OF CATHERINE JOHNSON LATHAM

Catherine Johnson Latham
CATHERINE JOHNSON LATHAM

Signed, sealed, published and declared by the Testator, Catherine Johnson Latham, to be codicil No. 1 to her last will and testament in the presence of all of us at one and the same time, and we, at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testator and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

WITNESSES:

Donna J. Curry
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800 Lawrence, Old Hickory, TN 37138
ADDRESS

Beverly D. Boyd
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3216 Healy St., Nashville, TN 37207
ADDRESS

Sworn to and subscribed before, me this the 29 **day of** October, **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

THIS CODICIL WAS PREPARED BY:
BECK & BECK ATTORNEYS
4205 Gallatin Road
Nashville, Tennessee 37216
615-226-9000

Catherine Johnson Latham
CATHERINE JOHNSON LATHAM