Davidson County DEEDQC
Recvd: 05/30/07 08:14 7 pgs
Fees:37.00 Taxes:0.00

20070530-0063821

Recording requested by: will of Edine C. McKee
When recorded, mail to:

Name: Mildred McKee Newberry

Address: 146 Lake Chateau Drive

City: Hermitage

State/Zip: Tennessee 37076

Space above reserved for use by Recorder's Office

Property Tax Parcel/Account Number: 052-01.0 153.00
Book 4114, page 206 from Ronald D. Chance, et ux, Nancy L.

QUITCLAIM DEED

Chance to Edine C. McKee, widow

This Quitclaim Deed is made on April 3, 2007, between the will of Edine C. Mcke e, widow, recorded in book 7328, page 244
Grantor, of 113 Margaret Street, City of Madison, State of Tennessee 37115, and Mildred McKee Newberry, Grantee, of 146 Lake Chateau Dr., City of Hermitage, State of Tennessee 37076.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 113 Margaret Street, City of Madison, State of Tennessee 37115:

one-half interestby attached will of Edine C. McKee recorded in book 7328, page 244. Being lot no. 11 and the southwesterly half of lot no. 12 on map of B.H. and Margaret P. Franklin six acre tract, as of record in book 843, page 78, R.O.D.C. Tennessee Said lot and part of said lot adjoin and front together 75 feet on the northwesterly side of Margaret Ave. and run back between parallel lines ,150 feet to a one-foot reserved strip. Being the same property as conveyed from Ronald D. Chance, et ux, Nancy L. Chance to Edine Carr McKee, widow,as of record in book 4114, page 206, R.O.D.C., Tennessee.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Being the same property as conveyed by will of Edine C. McKee, widow,to Grover J. McKee and Mildred McKee Newberry, only heirs to will, on record in book 7328, page 244at R.O.D.C., Tennessee.

TAI

Dated: May 10, 2007

Mildred McKee Newberry, Ex-
see will of Edine C. McKee, attached,
Signature of Grantor executrix, Mildred McKee Newberry

Edine C. McKee
Name of Grantor

State of Tennessee County of Stewart
On May 10 2007, the Grantor, Mildred McKee Newberry personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Dana Pulley
Notary Signature

Notary Public,
In and for the County of Stewart State of TN

My commission expires: Oct. 20 2008 Seal

Send all tax statements to Grantee.

DANA PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
STEWART COUNTY

[redacted]

BOOK 7324
PAGE 244

LAST WILL AND TESTAMENT

OF

EDINE CARR McKEE

I, EDINE CARR McKEE, being of sound mind and disposing memory do make, publish, and declare this as my Last Will and Testament, and do hereby revoke any will by me heretofore made.

ITEM I: I give and bequeath all of my tangible personalty to my daughter, Mildred McKee Newberry.

ITEM II: I give and bequeath to my grandsons, **Robert Jordan McKee**, Randall Wayne McKee, and James **Michael** McKee, each the sum of Five Hundred Dollars ($500.00).

ITEM III: I give and bequeath to my daughter, Mildred McKee Newberry, in trust, the sum of Two Thousand Five Hundred Dollars ($2,500.00), to be placed in a savings account at the Whites Creek Bank and Trust Company in Davidson County, Tennessee, and the principal and interest to be used for the following stated purposes, to wit:

> The sum of Five Hundred Dollars ($500.00) **to be paid to my grandson**, Randall Wayne McKee, to be used by him in the payment of tuition and other expenses incident to his having an additional one year in college; and,

Edine Carr McKee

The sum of Two Thousand Dollars ($2,000.00) to be used for the college education of my grandson, James Michael McKee, to be paid to him in the amount of Five Hundred Dollars ($500.00) each year that he attends college until four (4) years have expired.

It is my understanding that my said grandson, James Michael McKee, has been awarded a four-year scholarship at Austin Peay State College at Clarksville, Tennessee, and, in the event he accepts ;this scholarship, then there will be no necessity of his being paid as above provided.

The purpose of this trust is to see that each of my said two grandsons do have as much as four years of college education; and, in the event that has been accomplished before my death, there, of course, will be no necessity for this trust being created.

ITEM IV: I own a house and lot located on the Buena Vista Pike in Davidson County, Tennessee, and I devise that to my said son, Grover Jordan McKee.

ITEM V: I have a duplex known as 116 Margaret Street in Madison, Tennessee, and I do give and devise this to my said daughter, Mildred McKee Newberry.

ITEM VI: I give, devise, and bequeath all the rest of my estate, of every kind and character, real, personal, and mixed, remaining after the fulfillment of the

above bequest and after the payment of all my just debts, funeral and administration expenses, and inheritance taxes, if any, to my said son, Grover Jordan McKee, and my said daughter, Mildred McKee Newberry, in equal shares.

ITEM VII: I do hereby nominate and appoint my said daughter, Mildred McKee Newberry, as Executrix of this my Last Will and Testament, and direct that she be permitted to qualify and act as such without surety on her bond, both as to Executrix and as Trustee as hereinabove provided.

WITNESS my hand at Nashville, Tennessee, this 21st day of January, 1967.

Edine Carr McKee 1/21/67

Signed by the said EDINE CARR McKEE as and for her Last Will and Testament, in the presence of us, the undersigned, who, at her request, and in her sight and presence, and in the presence of each other, have hereunto set our signatures as attesting witnesses on the day and date last above written.

C. B. Hewitt

Eunice Miller

Book 7328
Page 244

FIRST CODICIL

TO

LAST WILL AND TESTAMENT

OF

EDINE CARR McKEE

I, EDINE CARR McKEE, a resident of Davidson County, Tennessee, being of sound mind and disposing memory, do make and publish this as a codicil to my will heretofore executed by me on the date of January 21, 1967.

I do hereby revoke Item III of my said will, and in lieu thereof, do make the following provision:

"If, at any time, my grandson, James Michael McKee, expresses to my daughter, Mildred McKee Newberry, or my son, Grover Jordan McKee, a sincere desire and intention to complete his college education, and they see fit to do so, it is my wish that my said daughter and son each contribute an amount not to exceed One Thousand Dollars ($1,000.00) toward my said grandson's college education.

As thus modified and amended, I do hereby ratify, affirm, and republish my said will of January 21, 1967, this 30th day of November, 1968.

Edine Carr McKee

Signed by the said EDINE CARR McKEE as and for the First Codicil to her last will and testament, in the presence of us, the undersigned, who, at her request, and in her sight and presence, and in the presence of each other, have hereunto affixed our signatures as attesting witnesses on the day and date last above written.

C B Hofstetter