98P1435 9.21.98

BILL GARRETT, Davidson County
Trans:T20100080415 WILL
Recvd: 12/22/10 09:05 6 pgs
Fees:32.00 Taxes:0.00
20101222-0101616

Last Will and Testament

OF

VERNON LEROY LAIN

I, VERNON LEROY LAIN, of Joelton, Davidson County, Tennessee, declare this to be my Last Will and Testament, and hereby revoke all other Wills and Codicils that I may have made.

I.

I direct that my debts, expenses of my last illness, funeral and administration of my estate, shall be paid by my Executor from the principal of my residuary estate.

II.

All inheritance, estate and succession taxes, including interest and penalties thereon, payable by reason of my death, shall be paid out of and be charged generally against the principal of my residuary estate.

III.

All right, title and interest in any jointly titled property with my wife, ELEANOR ELIZABETH PEAY LAIN, including the furniture and furnishings in my home located at 8411 Whites Creek Pike, Joelton, Tennessee, I give, devise and bequeath unto my wife, ELEANOR ELIZABETH PEAY LAIN, if she survives me.

IV.

I give, devise and bequeath my seven (7) acres of real property located on Riley Adcock Road in Davidson County, Tennessee, the same being more fully described in a deed of record in Book 5568, page 842, Register's Office for Davidson

County, Tennessee, to my son, CHARLES RICHARD LAIN.

V.

My 3.89 acres of real property located on the west side of Whites Creek Pike in Davidson County, Tennessee, is to be divided at the time of my death into two (2) tracts. Tract No. 1, I give, devise and bequeath to my wife, ELEANOR ELIZABETH PEAY LAIN, for life, with the remainder to my daughter, SARAH KATHRYN HOWTON. Tract No. 2, I give, devise and bequeath in fee to my daughter, SARAH KATHRYN HOWTON. Said Tracts are more particularly described as follows:

TRACT #1

Land in the 14th Civil District of Davidson County, Tennessee, being a portion of that property conveyed to VERNON LAIN and wife, ALYCE LAIN, by deed of record in Book 1198, P. 782, Register's Office for Davidson County, Tennessee.

Beginning at a P K nail in the center of Whites Creek Pike with an iron pin in the West margin, a corner to W. M. Adcock, the N.E. corner of this tract and continuing as follows: S 72 degrees 24' W, 730.83 feet to an iron pin in the line of George Dugger, a corner to W. M. Adcock; thence S 4 degrees 26' W, 59.34 feet to an iron pin in the line of George Dugger; thence N 81 degrees 10' E, 558.70 feet to an iron pin at the base of a Cedar tree; thence N 71 degrees 01' E, 217.60 feet to an iron pin in the West margin of said pike; thence N 51 degrees 24' E, 32.80 feet to a P K nail in the center of said pike; thence N 38 degrees 36' W, 131.87 feet to the point of beginning, containing 1.93 acres as surveyed by H-K & Associates, dated January 11, 1977.

TRACT #2

Land in the 14th Civil District of Davidson County, Tennessee, being a portion of that property conveyed to VERNON LAIN and wife, ALYCE LAIN, by deed of record in Book 1198, P. 782, Register's Office for Davidson County, Tennessee.

Beginning at a P K nail in the center of Whites Creek Pike, a corner to H. D. Neeley, the S.E. corner of this tract and continuing as follows: S 46 degrees 40' W, 62.70 feet to an iron pin in the line of H. D. Neeley; thence S 71 degrees 12' W, 422.49 feet to an iron pin in the line of H. D. Neeley; thence S 82 degrees 28' W, 397.62 feet to a stone, a corner to George Dugger in the line of H. D. Neeley; thence N 4 degrees 26' E, 114.00

feet to an iron pin in the line of Dugger; thence N 81 degrees 10' E, 558.70 feet to an iron pin at the base of a Cedar tree; thence N 71 degrees 01' E, 217.60 feet to an iron pin in the West margin of said pike; thence N 51 degrees 24' E, 32.80 feet to a P K nail in the center of said pike; thence S 38 degrees 36' E, 76.06 feet to the beginning, containing 1.99 acres as surveyed by H-K & Associates, dated January 11, 1977.

VI.

I devise and bequeath my 17.27 acres of real property located in Davidson County, Tennessee, more fully described in deed of record in Book 5098, page 435, Register's Office for Davidson County, Tennessee, equally to my son and daughter, CHARLES RICHARD LAIN and SARAH KATHRYN HOWTON, share and share alike.

VII.

I give, devise and bequeath my diamond shrine ring, my class ring, my York Rite ring, and seven diamond cluster ring that belonged to my first wife, ALYCE VIVIAN LAIN, to my son, CHARLES RICHARD LAIN. I give, devise and bequeath my signet ring with the initials (M B) to my daughter, SARAH KATHRYN HOWTON.

VIII.

In the event my wife and I shall die under such circumstances that there is not sufficient evidence that we shall have died other than simultaneously, then my one-half (1/2) of all jointly titled property held with my wife shall pass through the residuary clause of this Will.

IX.

I devise and bequeath what interest I have in four (4) lots at Lake Tansi Village, in Cumberland County, Tennessee, to my wife, if she survives me. If my wife does not so survive me, I then devise and bequeath Lots No. 406 and 407 in Section

Chickasaw II, to my daughter, SARAH KATHRYN HOWTON, and Lot 306 of Section Seminole, and Lot 490 of Section Geronimo to my son, CHARLES RICHARD LAIN.

X.

All the rest, residue and remainder of my estate I give, devise and bequeath to my children, SARAH KATHRYN HOWTON and CHARLES RICHARD LAIN, or their issue, per stirpes.

XI.

I hereby appoint my wife to serve as Executrix of this Will, without bond, with all the powers and discretion with respect to my estate during administration granted by law, as well as all of the powers contained in Section 35-618 of the Tennessee Code Annotated, all to be exercised without Court order. In the event she is unwilling or unable to serve, I hereby nominate and appoint my son, CHARLES RICHARD LAIN, to serve as my Executor and he also is excused from bond and granted the same powers as my primary designation.

IN WITNESS WHEREOF, I have hereunto set my signature this the 24 day of May, 1984.

Vernon Leroy Lain
VERNON LEROY LAIN

Signed by the said VERNON LEROY LAIN as and for his Last Will and Testament, in the presence of us, the undersigned, who at his request and in his sight and presence, and in the presence and sight of each other, have subscribed our names hereto as attesting witnesses, the day and date above written.

Deborah B. Seawell
WITNESS

403 McDonald Dr.
ADDRESS
Nashville, TN 37217

Michael H. Mordell
WITNESS

Nashville Tn.
ADDRESS

000683

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Deborah B. Seabolt and Michael A. Mordelli, after being duly sworn according to law, depose and say:

1. That they are adult citizens of Davidson County, Tennessee.

2. That they witnessed the execution of the Last Will and Testament of VERNON LEROY LAIN, dated May 24, 1984, to which this affidavit is attached, and that this affidavit is being made at the request of the Testator, and in accordance with T.C.A. §32-211.

3. That their signatures are affixed to said Last Will and Testament, that they signed or affixed the same at the instance and at the request of the Testator and in his presence, and in the presence of each other, at the place and on the date recited in said Last Will and Testament.

4. That the Testator signed said paper writing as and for his Last Will and Testament in their sight and presence.

5. That at the time they witnessed said Will, the Testator was, in their opinion, of sound mind.

Deborah B. Seabolt

Michael A. Mordelli

Sworn to and subscribed before me,
this 24 day of May, 1984.

NOTARY PUBLIC

My Commission Expires: 4-19-87

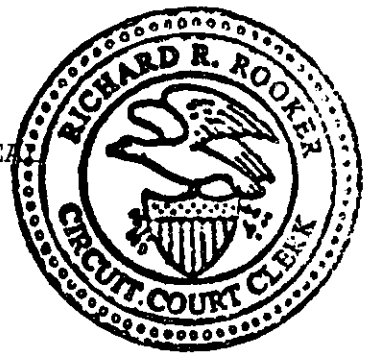
STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore entered in the PROBATE Circuit Court for Davidson County, Tennessee, on the 21 day of SEPTEMBER , 1998 , in the Case Number 98P1435 between LAIN, CHARLES RICHARD Petitioner, and LAIN, VERNON LEROY Respondent.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 23 day of SEPTEMBER 1998

RICHARD R. ROOKER, Clerk,

SEAL



By _____
Deputy Clerk