This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Brenda Rhoton Clark, Attorney
1230 Second Avenue South
Nashville, TN 37210

Warranty Deed

ADDRESS OF NEW OWNER: Lou Ann Wilson
4557 Choha Road
Garland, TX 75043

SEND TAX BILLS TO: NEW OWNER

MAP/PARCEL NO: **07216003000**

For good and valuable consideration received, **Lisa Tripp, Executrix of the Estate of Helen Parsons,** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being Docket No. 10P-395 unto the Grantee, **Lisa Tripp, Trustee of the Tripp Family Living Trust for the benefit of the minor children, Savannah Tripp (seventeen years of age at the date of the execution of this instrument and having a birth date of August 2, 1993) and Joshua Tripp (sixteen years of age at the date of execution of this instrument and having a birth date of September 21, 1994), SUBJECT TO A LIFE ESTATE INTEREST RESERVED BY LOU ANN WILSON** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Helen Parsons,** described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Burchwood Gardens, Section II, as of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Helen S. Parsons by deed from Joseph F. Catignani, Jr. and wife, Denise D. Catignani filed for record in Book 11424, page 370, Register's Office for Davidson County, Tennessee. Said Helen S. Parsons having since died testate. (A copy of the Last Will and Testament of Helen Parsons is attached as Exhibit "A" and Order is attached as Exhibit "B" hereto.)

This conveyance is subject to 1) Existing easements and restrictions as shown of record 2) 2010 County property taxes 3) Life estate interest reserved by Lou Ann Wilson.

This is improved property known as 1917 Berkshire Drive, Nashville, TN 37216.

BILL GARRETT, Davidson County
Trans:T20110015083 DEEDWARR
Recvd: 03/14/11 12:51 10 pgs
Fees:52.00 Taxes:0.00
20110314-0020034

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs, successors and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Executrix of the Estate of Helen Parsons its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of March 2011.

Lisa Tripp Executrix
Lisa Tripp, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 2011, before me personally appeared Lisa Tripp, Executrix of the Estate of Helen Parsons to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Helen Parsons, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 10th day of March, 2011.

My commission expires:
09-09-2014

Brenda Clark
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Lisa Tripp
Affiant

Subscribed and sworn to before me this 10th day of March 2011.

Brenda Clark
Notary Public

My Commission Expires: 09-09-2014

LAST WILL AND TESTAMENT

OF

HELEN PARSONS

I, Helen Parsons, a resident of Davidson County, Tennessee, being of sound mind and disposing memory and realizing the uncertainty of life, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking any and all former Wills and Codicils to Wills heretofore made by me.

FIRST: I direct that those in charge of my estate pay my funeral and burial expenses from the first money coming into their hands, and I direct that they not be required to file with the Court an inventory of the assets of my probate estate, nor be required to file a final accounting of the receipts and disbursements. I direct that the estate taxes and inheritance taxes, if any, be paid from my residue estate. I direct and authorize that my real estate, wherever located, be subject to the administration of my Estate and may be sold and/or mortgaged by my Executor/Executrix without Court approval.

SECOND: If those in charge of my estate find any memorandum hand-written and signed by me, and attached to this Will, designating persons to whom I desire to give certain of my articles of personal property, not otherwise disposed of by this Will, I direct that said articles be delivered to the persons so designated in such memorandum. Any such hand-written and signed memorandum shall be deemed a part of this Will, by reference, as if fully copied herein. If no such hand-written, signed memorandum be found attached to this Will, those in charge of my estate shall assume that none exists.

THIRD: I give, will, devise and bequeath twenty-five thousand dollars ($25,000.00) to be held in trust for the care, comfort and maintenance of the dogs I own at the time of my death. I appoint Lou Ann Wilson testamentary trustee of this trust and it is my desire that my named Testamentary Trustee and/or Successors shall not be required to give bond or other security for the faithful performance of their duty as

EXHIBIT

A

Trustee or Successor Trustee. Upon the death of my dogs, this testamentary trust shall terminate. I then give, will, devise and bequeath the balance of all funds in this trust to a not for profit Animal Shelter to be selected at the sole discretion of my trustee.

FOURTH: I give, will, devise and bequeath a life estate in my duplex located at 1917 Berkshire Dr., Nashville, Tennessee to my friend, Lou Ann Wilson to use as she desires, including any rent or income from said duplex, and the remainder I give, will, devise and bequeath to my cousins, Joshua Tripp and Savannah Tripp, absolute and in fee simple.

FIFTH: I give, will, devise and bequeath my 1983 Mercedes automobile to my cousin, James Dorris.

SIXTH: I give, will, devise and bequeath my 1998 GMC Van to my cousin, Lisa Tripp.

SEVENTH: I give, will, devise and bequeath my jewelry to the persons I have listed to receive said jewelry. I have given said list to my Executrix and I direct that she disburses said jewelry accordingly.

EIGHTH: I give, will, devise, and bequeath my furniture to the persons I have listed to received said furniture. I have given said list to my Executrix and I direct that she disburses said furniture accordingly.

NINTH: I direct my Executrix to sell all of the rest and residual of my property, real, personal, and mixed, whatever kind and wherever located, including any lapsed or void legacies, and divide the net proceeds equally between the following eight persons:

1. my friend, Ola Mai Neely
2. my friend, Betty Bradford
3. my cousin, Norma Gilliland
4. my friend, Katherine Chambers
5. my cousin, Phillip Ryan
6. my cousin, Connie Grubbs

7. my cousin, Peggy Burgess

8. my cousin, Joyce Jordan

In the event any of the named beneficiaries fail to survive me and are not survived by children their share shall go equally to the remaining beneficiaries

TENTH: In the event my cousins, Joshua Tripp and Savannah Tripp take under this my last will and testament and they have not yet attained the age of 24, I direct that their share of my estate be placed in a trust for them as beneficiary until their 24th birthdate, at which time the proceeds of the trust shall be paid over to them. I hereby direct the following:

Trustee or Successor Trustee. I appoint their mother, Lisa Tripp, a resident of Davidson County, Tennessee, Testamentary Trustee of the Trust established in this Will, It is my desire that my named Testamentary Trustee and/or Successors shall not be required to give bond or other security for the faithful performance of their duty as Trustee or Successor Trustee. I direct that anywhere the term Trustee is used in this Will, it shall include my named Successor Trustees as to they having the same authority and powers.

Purpose of Trust. The primary purpose of the Trust shall be to provide maintenance, necessaries, support and education for Joshua Tripp and Savannah Tripp as beneficiaries. The Trustee shall have sole discretion and authority to determine what expenditures shall be made in behalf of each beneficiary to carry out the purpose of the Trust, taking into consideration their respective ages, education completed and/or educational goals to be attained, individual needs, resources, as well as, each individual beneficiaries obligation and responsibilities to themselves and to the other beneficiaries.

Powers of Trustee. It is my desire the Trustee shall have broad and liberal powers in the management of the Trust. The Trustee shall be vested with the authority to sell or purchase real estate, personal property or mixed property, to purchase insurance and to make investments with any assets in the Trust, without having to have Court approval. In addition, the Trustee shall hold title to the properties bequeathed in Trust,

invest and/or manage the same with the powers and authorities herein conferred upon the Trustee, and out of the income derived therefrom shall pay all of the expenses of maintaining and executing the Trust hereby created. The Trustee shall be empowered in the exercise of reasonable discretion with respect to all property, real and personal, at any time forming a part of my Trust estate, to exercise any of the duties, powers and discretions provided by statute for fiduciaries in Tennessee Code Annotated, Section 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference.

Encroachment on Corpus. The Trustee may encroach upon the corpus of the Trust if it should become necessary to carry out the purposes for which the Trust was established.

Spendthrift Provision. All payments or distributions to the beneficiaries of the Trust created by this Will shall not be grantable, transferable or otherwise assignable in anticipation of the payment thereof, in whole or in part, by voluntary or involuntary acts of such beneficiaries, including, without limiting the foregoing, claims for alimony or support of dependents; and any and all of the income and/or principal under any trusts herein created shall be transferable, payable and deliverable only to the beneficiaries designated hereunder, or for their use or benefit, at the time of such transfer, deliver or payment.

ELEVENTH: I nominate, designate and appoint my cousin, Lisa Tripp, Executrix of this my Last Will and Testament. If for any reason she fails to qualify or serve or having qualified, thereafter for any reason shall cease to act, then I nominate and appoint my cousin, Connie Grubbs, as successor or alternate Executrix. If she should fail to qualify or serve for any reason, I nominate and appoint my friend, Ola Mai Neely, as her successor or alternate Executrix of my Last Will and Testament. I further direct that no bond or other security shall be required of my Executrix or of my successor or alternate Executrixes. I further direct that my executrix shall not be required to file an inventory of my Estate or make any accounting of receipts and disbursements.

IN WITNESS WHEREOF, I have hereunto set my hand and signed each of the five pages of this my Last Will and Testament, this 8 day of March 2001 at Nashville, Tennessee.

HELEN PARSONS- Testratrix

ATTESTATION CLAUSE

Signed, signified, published and declared by the Testatrix, as and for her Last Will and Testament, in the presence of us, the undersigned attesting witnesses, who at her request and direction, and in her sight and presence and in the sight and presence of each other, have hereunto set our hands as such witnesses the day and date above written.

WITNESSES

(Signature)

(Address) 4800 Charlotte Ave.
Nashville, TN 37209

(Signature)

(Address) 4800 Charlotte Ave.
Nashville, TN 37209

THIS INSTRUMENT PREPARED BY:

Richard Hedgepath, Jr.
Attorney at Law
4800 Charlotte Ave.
Nashville, TN 37209

AFFIDAVIT OF WITNESS TO PROVE WILL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Frank E. Lee and Richard Hedgepath, Jr.,

of legal age and after being duly sworn and according to law, depose and say:

1. That they witnessed the execution of the Last Will and Testament of Helen Parsons dated this 8 day of March 2001, to which this affidavit is attached, and that this affidavit is being made at the request of the Testatrix, and in accordance with Tennessee Code Annotated 32-2-110.

2. 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 Testatrix and in her sight and presence, and in the sight and presence of each other, at the place and on the date recited in said Last Will and Testament.

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

4. That at the time they witnessed said Last Will and Testament, the Testatrix was, in their opinion, of sound mind and disposing memory.

Frank E. Lee
Witness

Richard Hedgepath Jr.
Witness

Sworn to and subscribed before me this 8th day of March 2001, at Nashville, Tennessee.

Belinda C. Dixon
NOTARY PUBLIC

BELINDA C. DIXON
NOTARY PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.

My commission expires: My Commission Expires SEPT 29, 2001

Copy

IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE

FILED
2011 FEB 25 PM 2:58
RICHARD R. ROOKER
D.C.

IN RE: PROBATE OF THE ESTATE OF HELEN PARSONS.) No. 10P-395

ORDER

This matter came on to be heard on the 28th day of January, 2011, before the Honorable David Randall Kennedy, Sr., upon the Motion of the Personal Representative for Instructions Regarding the Conveyance of Life Interest in Duplex with Remainder to Minor Children. The Court has considered the pleadings filed and statements of counsel, and finds that the motion is well taken and is hereby granted.

It is THEREFORE ORDERED, ADJUDGED and DECREED that the Deed for the real property located at 1917 Berkshire Drive, Nashville, Tennessee shall convey a life interest in and to said property to Lou Ann Wilson, with the remainder upon her death to be conveyed in fee simple to Lisa Tripp, as Trustee for the benefit of the minor children, Savannah Tripp and Joshua Tripp, with all rights, title and interest vested in her to act for the benefit of the minor children. The Deed shall recite that Savannah Tripp's date of birth is August 2, 1993, and Joshua Tripp's date of birth is September 21, 1994, and shall reflect their ages as of the date of execution of said Deed. The Deed shall reference the Last Will and Testament of Helen Parsons and shall further be attached as an Exhibit to the Deed.

Entered on this 24 day of Feb, 2011.

JUDGE DAVID RANDALL KENNEDY, SR.

APPROVED FOR ENTRY:

Brenda Clark

BRENDA RHOTON CLARK #10588
Attorney for Petitioner
1230 Second Avenue South
Nashville, TN 37210
615-244-2445

EXHIBIT
B

Copy

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was forwarded by U. S. Mail, postage prepaid, to the following on the 15th day of February, 2011:

Ola Mai Neely
6042 Panama Drive
Nashville, TN 37076

Norma Gilleland
1030 Mud Hollow Road
Hendersonville, TN 37075

Katherine Chambers
4704 Log Cabin Road
Nashville, TN 37216

Phillip Ryan
810 Willis Drive
Hendersonville, TN 37075

Connie Grubbs
2701 Shadow Lane
Nashville, TN 37216

Peggy Burgess
6400 Lansing Drive
Nashville, TN 37209

Lisa Tripp
323 Independence Street
Springfield, TN 37172

Jennifer Sheppard, Attorney for Lou Ann Wilson
306 Gay Street, Suite 104
Nashville, TN 37201

Joshua Tripp
323 Independence Street
Springfield, TN 37172

Savannah Tripp
323 Independence Street
Springfield, TN 37172

Betty Bradford
203 McCall Street

Joyce Jordan
whereabouts unknown

Brenda Clark