BILL GARRETT, Davidson County
Trans:T20110025393 DEEDQC
Recvd: 04/29/11 14:14 8 pgs
Fees:42.00 Taxes:0.00
20110429-0032954

This Instrument Prepared by:
Law Office of Mary Catherine Kelly
1224 Columbia Avenue
Franklin, TN 37064
(615) 595-4384

TRUSTEE'S QUITCLAIM DEED

Address New Owner as Follows:	*Sent Tax Bills To:*
Edward J. Coxey, Jr. 5719 Cloverland Drive Brentwood, TN 37027	Same
Map 171, Parcel No. 85	

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATION OR WARRANTY IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

Peggy R. Coxey died on the 19th day of December, 2008 leaving a Will dated June 23, 2008. The Will was admitted to probate for Muniment of Title to real estate in the Seventh Circuit Court of Davidson County, Tennessee, Docket No. 11P431 April 14, 2011. (See Exhibits A1 and A2).

Trustee, Edward J. Coxey, Jr. (hereinafter referred to as "Grantor") has this day, transferred and conveyed unto Edward J. Coxey, Jr., beneficiary of the Residuary Estate of Peggy R. Coxey that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to wit:

Land in the 6th, formerly the 8th, Civil District of said County, described as follows:

Beginning at a point in the center of Hardscuffle Road 2792.2 feet easterly from the Davidson and Williamson County line; thence South 4 degrees 45 feet West 340 feet, more or less, to a point in the northern boundary of a tract of land owned by Miles Easley; thence with Easley's northern boundary, South 85 degrees East 106 feet to a point one-quarter of a mile from the Davidson and Williamson County line; thence with the western boundary line of a tract owned by Jesse M. Williams, North 4 degrees 45 feet East 345 feet to a point in the center of Hardscuffle Road; thence with the center of said Road westwardly 106 feet to the beginning, containing 8/10th of an acre, more or less.

Being part of the property conveyed to W.W. McMahon and wife, Mary Buchanan McMahon by deed from William T. Layne and wife, of record in Book 1510, page 463, Register's Office for said County.

Being the property conveyed to Frelon E. Larkin and wife, Erma Louise Ray Larkin, by Warranty Deed of Record in Book 1537, page 273, Register's Office of Davidson County. Conveyance is subject to any and all matters of record in Plat Book 65, page 137, of the Register's Office for Davidson County, Tennessee.

Being the property conveyed to the Erma L. Johnson Testamentary Trust, for the benefit of Peggy R. Coxey and her estate by Executor Quitclaim Deed of Record of Instrument No. 2008 04080035362 in the Register of Deed's Office of Davidson County, Tennessee.

The instrument constituting the source of Grantor's legal and equitable interests in the foregoing described property was a deed recorded as Instrument No. 200804080035362, in the Register's Office of Davidson County, Tennessee.

WITNESS my hand this 26th day of April, 2011.

Edward Coxey Jr., Grantor/Trustee

Edward Coxey Jr., Beneficiary

STATE OF TENNESSEE)
COUNTY OF: Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Edward Coxey Jr., the 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.

Sworn to and subscribed before me this 28th day of April, 2011.

Notary Public My Commission Expires: 05/05/2013

MARY CATHERINE KELLY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Affiant hereby swears and affirms that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is **$10.00**.

Edward Coxey Jr.

Sworn to and subscribed before me this 28th day of April, 2011.

Notary Public My Commission Expires: 05/05/2013

MARY CATHERINE KELLY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

FILED

2011 APR 14 AM 10:35

RICHARD R. ROOKER, CLERK

C Moreland D.C.

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(Probate Division)

IN RE:	)	
	)	
ESTATE OF PEGGY R. COXEY	)	**No. 11P431**
DECEDENT	)	

ORDER ADMITTING WILL TO PROBATE

FOR MUNIMENT OF TITLE

This matter came on to be heard on April 14, 2011, upon the petition of Edward Coxey, Jr. statement of counsel, and for good cause shown, and it appearing to the Court that the Petitioner is the person named as Executor under the aforesaid Last Will and Testament of Peggy R. Coxey; that the decedent died in Davidson County, Tennessee, on the 19th day of December, 2008, at the age of Sixty-four (64); that the decedent was a resident of Davidson County, Tennessee at the time of her death; that the decedent left a Last Will and Testament dated June 23, 2008, having the name of Peggy R. Coxey signed thereon, and being subscribed by two witnesses, as attesting witnesses, who were sworn before ~~Mary Catherine Kelly~~ Rachel A. Usselton and RC, a duly commissioned Notary Public in and for the State of Tennessee, in conformity with Tenn. Code Ann. §32-2-110; that the decedent signed her Last Will and Testament in the presence of two (2) witnesses and signified to them that the instrument was her Last Will and Testament; that the witnesses signed the instrument at the request of the decedent, and in her presence, and in the presence of each other; that the decedent was of sound mind and disposing memory, and was more than eighteen (18) years of age when signing the instrument.

Further, it appears that the facts stated in the petition are true, the Will dated June 23, 2008 is the true and entire last will of Decedent, executed and proved according to law, the same is admitted to probate and recorded as the Last Will and Testament of Peggy R. Coxey for muniment of title to real estate and personal property pursuant to T.C.A. § 32-2-111.

Entered this 14 day of April, 2011.

Honorable Randy Kennedy, Chancellor

I hereby certify that this is a true copy of original instrument filed in my office this 14th day of April 2011

RICHARD R. ROOKER, CLERK

By Cathy Moreland D.C.

RICHARD R. ROOKER CIRCUIT COURT CLERK

EXHIBIT A1

LAST WILL AND TESTAMENT
OF
PEGGY R COXEY

I, Peggy R Coxey, of Nashville, Tennessee, revoke my former Wills and Codicils and declare this to be my Last Will and Testament.

ARTICLE I
IDENTIFICATION OF FAMILY

I am married to Edward J Coxey, Jr and all references in this Will to "my spouse" are references to Edward J Coxey, Jr.

The name of my child is Christopher F Coxey. All references in this Will to "my children" are references to the above-named child.

ARTICLE II
PAYMENTS OF DEBTS AND EXPENSES

I direct that my just debts, funeral expenses, and expenses of last illness be first paid from my estate.

ARTICLE III
DISPOSITION OF PROPERTY

Residuary Estate. I direct that my residuary estate be distributed to my spouse, Edward J Coxey, Jr. If my spouse does not survive me, my residuary estate shall be distributed to Christopher F Coxey, of Brentwood, Tennessee. If such beneficiary does not survive me, my residuary estate shall be distributed to the following beneficiaries in the percentages as shown:

50.00 % to my heirs-at-law, their identities and respective shares to be determined under the laws of the State of Tennessee, then in effect, as if I had died intestate at the time fixed for distribution under this provision.

50.00 % to my spouse's heirs-at-law, their identities and respective shares to be determined under the laws of the State of Tennessee then in effect, as if my spouse had died intestate at the time fixed for distribution under this provision.

100.00 % - *Percent Total*

EXHIBIT A2

ARTICLE IV
NOMINATION OF EXECUTOR

I nominate Edward J Coxey Jr, of Nashville, tennessee, as the Executor, without bond or security.

ARTICLE V
EXECUTOR POWERS

My Executor, in addition to other powers and authority granted by law or necessary or appropriate for proper administration, shall have the right and power to lease, sell, mortgage, or otherwise encumber any real or personal property that may be included in my estate, without order of court and without notice to anyone.

My Executor shall have the right to administer my estate using "informal", "unsupervised", or "independent" probate or equivalent legislation designed to operate without unnecessary intervention by the probate court.

ARTICLE VI
MISCELLANEOUS PROVISIONS

A. Paragraph Titles and Gender. The titles given to the paragraphs of this Will are inserted for reference purposes only and are not to be considered as forming a part of this Will in interpreting its provisions. All words used in this Will in any gender shall extend to and include all genders, and any singular words shall include the plural expression, and vice versa, specifically including "child" and "children", when the context or facts so require, and any pronouns shall be taken to refer to the person or persons intended regardless of gender or number.

B. Liability of Fiduciary. No fiduciary who is a natural person shall, in the absence of fraudulent conduct or bad faith, be liable individually to any beneficiary of my estate, and my estate shall indemnify such natural person from any and all claims or expenses in connection with or arising out of that fiduciary's good faith actions or nonactions as the fiduciary, except for such actions or nonactions which constitute fraudulent conduct or bad faith.

C. Beneficiary Disputes. If any bequest requires that the bequest be distributed between or among two or more beneficiaries, the specific items of property comprising the respective shares shall be determined by such beneficiaries if they can agree, and if not, by my Executor.

IN WITNESS WHEREOF, I have subscribed my name below, this 23rd day of JUNE, 2008

Testator Signature: Peggy R. Coxey

Peggy R Coxey

We, the undersigned, hereby certify that the above instrument, which consists of 3 pages, including the page(s) which contain the witness signatures, was signed in our sight and presence by Peggy R Coxey (the "Testator"), who declared this instrument to be his/her Last Will and Testament and we, at the Testator's request and in the Testator's sight and presence, and in the sight and presence of each other, do hereby subscribe our names as witnesses on the date shown above.

Witness Signature: Rachel A. Uselton
Name: Rachel A. Uselton
City: Nashville
State: TN

Witness Signature:
Name: Derick Ridenour
City: Nashville
State: TN

Witness Signature:
Name: Derrell T. Sverdlov
City: Nashville
State: TN

AFFIDAVIT

I, Peggy R Coxey, the Testator, sign my name to this instrument this 23 day of June 2008, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my Will and that I sign it willingly, in the presence of the undersigned witnesses, that I execute it as my free and voluntary act for the purposes expressed in the Will, and that I am eighteen years of age or older, of sound mind; and under no constraint or undue influence.

Testator Signature: Peggy R. Coxey

Peggy R Coxey

We, Rachel A. Uselton and Derick Ridenour and Derrell T. Seigler Jr., the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the Testator signs and executes this instrument as the Testator's will and that the Testator signs it willingly in our presence, and that the Testator executes it as the Testator's free and voluntary act for the purposes expressed in the will; and that each of us, in the presence and hearing of the Testator, at the Testator's request, and in the presence of each other, hereby signs this will, on the date of the instrument, as witness to the Testator's signing, and that to the best of our knowledge the Testator is eighteen years of age or older, of sound mind and memory, and under no constraint or undue influence, and the witnesses are of adult age and otherwise competent to be witnesses.

Witness Signature:

Name: Derick Ridenour
City: Nashville
State: TN

Witness Signature:

Name: Derrell T. Seigler Jr
City: Nashville
State: TN

Witness Signature: Rachael Wall

Name: Rachael Wall
City: Nashville
State: TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed, sworn to and acknowledged before me by Peggy R Coxey, the Testator; and subscribed and sworn to before me by Derick Ridenour and Derrell T. Seigler Jr. and Rachael Wall, witnesses, this 23rd day of June, 2008.

RACHEL A. USELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:
November 14, 2009

Rachel A. Uselton
Notary public, or other officer
authorized to take and certify
acknowledgments and administer oaths