BOX 10-B

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Elaine M Haskins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th OF **SEPTEMBER, 2015.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELAINE MARIE HASKINS, ET AL	**SAME**	**091-08-0-110.00**
(NAME) **1012 42ND AVENUE NORTH**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150076752 DEEDQC
Recvd: 09/09/15 13:18 7 pgs
Fees:37.00 Taxes:0.00
20150909-0091624

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ELAINE MARIE TAYLOR HASKINS, PHYLLIS DENISE TAYLOR CARTWRIGHT AND LATANYA YVONNE TAYLOR BUCHANAN, BEING THE SOLE HEIRS AT LAW OF HOWARD E. TAYLOR, DECEASED,** HEREINAFTER CALLED THE GRANTORS, BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST, UNTO **ELAINE MARIE HASKINS AND JAMAAL DONTE HASKINS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 89 on the map of L.H. Davis' Subdivision of Lot No. 41 of the Clifton Plan of lots, of record in Book 57, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said Lot No. 89 fronts 50 feet on the east side of 42nd Avenue North, formerly Woodard Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Howard Taylor and Mary Taylor as tenants in common by deed dated April 17, 1947 from First Federal Savings and Loan Association of Nashville, in Book 1470, page 367, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Howard Taylor from Mary Lee Taylor by quitclaim deed dated October 8, 1984 of record in Book 6453, page 704, said Register's Office and further being the same property conveyed to Howard E. Taylor and wife, Mattie M. Taylor by quitclaim deed dated July 11, 1997 of record in Book 10528, page 216, said Register's Office. The said Mattie M. Taylor having since died on or about February 2, 2015 leaving Howard E. Taylor as the surviving tenant by the entirety. The said Howard E. Taylor a/k/a Howard Eugene Taylor having then died on or about March 2, 2015 leaving as his sole heirs at law **ELAINE MARIE TAYLOR HASKINS, PHYLLIS DENISE TAYLOR CARTWRIGHT AND LATANYA YVONNE TAYLOR BUCHANAN** as evidenced by the Affidavit of Heirship as to the Heirs at Law of Howard Eugene Taylor of record as Instrument No.20150901-0088666, said Register's Office. The Last Will and Testament of Howard E. Taylor is attached hereto to show Testamentary Intent.

The foregoing conveyance is also subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

Unimproved ( )
This is improved(X) property known as **1012 42ND AVENUE NORTH, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9 day of September, 2015.

Elaine Marie Taylor Haskins
ELAINE MARIE TAYLOR HASKINS

Phyllis Denise Taylor Cartwright
PHYLLIS DENISE TAYLOR CARTWRIGHT

Latanya Yvonne Taylor Buchanan
LATANYA YVONNE TAYLOR BUCHANAN

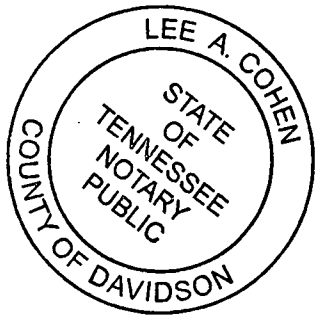
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elaine Marie Taylor Haskins, Phyllis Denise Taylor Cartwright and Latanya Yvonne Taylor Buchanan,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of September, 2015.

My commission expires: **November 5, 2018**

Lee A. Cohen
Notary Public



Last Will and Testament

-OF-

HOWARD E. TAYLOR

I, **HOWARD E. TAYLOR**, a resident of Davidson County, Tennessee, being of sound and disposing memory, suffering from no disability, and knowing the nature and objects of my bounty, do hereby declare this to be my **LAST WILL AND TESTAMENT,** hereby revoking all prior wills and codicils executed by me.

ARTICLE I

I hereby direct that all my just debts, my funeral expenses and the cost of administration of my Estate be paid as soon as practicable after my death.

ARTICLE II

I constitute and appoint my daughter, **ELAINE MARIE HASKINS**, the Executrix of my estate. In the event **ELAINE MARIE HASKINS** should predecease me, be unable, unwilling or ceases to serve as my Executrix, I hereby appoint and designate **PHYLLIS DENISE CARTWRIGHT** the Executrix of my Estate. **ELAINE MARIE HASKINS or PHYLLIS DENISE CARTWRIGHT,** are hereby expressly excused from executing any bond or from filing an inventory or final accounting as such Executrix. My said Executrix(s) is specifically authorized to sell any and all Real and Personal Property owned by me at the time of my death for carrying out the intent of this my Last Will and Testament.

ARTICLE III

I hereby authorize my Executor to exercise any or all powers set forth in Tennessee Code Annotated 31-1-101 et. seq, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim.

 /s/ Howard E. Taylor

ARTICLE IV

At the execution date of this Last Will & Testament, I am a recently widowed man.

ARTICLE V

I do hereby devise and bequeath to my daughter **ELAINE MARIE HASKINS** and my grandson **JAMAAL DONTE HASKINS** the real property known as 1012 42nd Avenue North, Nashville, TN 37209 as tenants in common with right of survivorship. It is my intent that any indebtedness due and owing on said property shall be paid from the assets of my estate from whatever source derived.

ARTICLE VI

The real property I own located at 405 33rd Avenue North, Nashville, TN 37209 shall be sold and the proceeds divided in equal shares to my daughters **PHYLLIS DENISE CARTWRIGHT, LATANYA YVONNE BUCHANAN** and my grandson, **MARQUICE EUGENE TAYLOR** as tenants in common.

ARTICLE VII

I do hereby devise all of my property of every kind and character, not otherwise disposed of herein, including any stocks, bonds, monies in banks and elsewhere, all personalty and real estate held as an estate in common or in any trust that I die seized and possessed of to my children **ELAINE MARIE HASKINS, PHYLLIS DENISE CARTWRIGHT** and **LATANYA YVONNE BUCHANAN** all of which they are to have and enjoy in the way and manner they see fit and proper.

In the event any of the children stated above have predeceased me I do hereby devise and bequeath the share that that child would have inherited, to his/her issue that survived said parent.

ARTICLE VIII

I do hereby devise and bequeath all the rest, residue and remainder of my estate not otherwise devised or bequeathed herein to my children to be divided equally between his or her children, or if he or she dies without issue, said bequest shall revert back to his/her siblings.

ARTICLE IX

After I sign this Will, I may leave a letter or other written document either in my own handwriting or signed by me or both addressing the distribution of certain items of my tangible personal property. If I prepare this document, I will keep it with my Will. If my Executor finds this document, it is my desire that the wishes expressed in such document be carried out.

All bequests in this Will or any document described above are contingent upon my owning the item or items bequeathed at my death and upon the recipient surviving me, unless I expressly provide otherwise.

In the absence of any further instruction by me regarding the disposition of my specific tangible personal property, My Executor shall distribute said property equitably but in his sole discretion and such distribution shall be final.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this Last Will and Testament, consisting of five typewritten pages, including the Attestation, and for the purpose of identification I have signed each such page, all in the presence of the persons witnessing it at my request on this 21 day of February, 2015, at Nashville, Tennessee.

Howard E. Taylor
TESTATOR

The foregoing instrument, consisting of five typewritten pages, including the Attestation, was signed, published, and declared by **HOWARD E. TAYLOR,** the Testator, to be his Last Will and Testament, in our presence, and we, at his request and in his presence and in the presence of each other, have hereunto subscribed our names as witnesses, this 21 day of February, 2015, at Nashville, Tennessee.

Witness

Address: 1106-33rd Ave. N
Nashville TN 37209

Witness

Address: 202 Riverwood Drive
Lavergne TN 37086

ATTESTATION CLAUSE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

We, the undersigned, being first duly sworn, make oath that **HOWARD E. TAYLOR**, on the day and date above written declared and signified to us that the foregoing instrument was his last will and testament; that he then signed said instrument in our sight and presence; that we at his request and in his sight and presence, and in the sight and presence of each other, then subscribed our names hereto as attesting witnesses; that at the time of execution the Testator was more than 18 years of age, of sound mind and disposing memory, and did not appear under any undue influence; and that the undersigned, each being more than 18 years of age, make and sign this Affidavit at the Testator's request on the day and date above written.

Name Juanita Hall

Address 446 33rd Ave N
Nashville TN 37209

Name Albert Clark

Address
202 Riverwood Drive
Lavergne TN 37086

Sworn to and subscribed before me this 21st day of February, 2015.

Notary Public: Wanda R. Jackson

My commission expires: 5/5/2015

WANDA R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY