IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

MRS. KENNETH COOPER, CONSERVATOR)
)
VS.) NO. 67350
)
RUBYE OVERTON BUCKNER, WARD)

ORDER AUTHORIZING TRANSFER OF WARD'S LIFE INTEREST
IN REAL ESTATE TO REMAINDERMAN

This cause came on for hearing on the 16th day of December, 1983, before the Honorable James Everett, Judge, on Petition by the Conservator for Court authorization to transfer the Ward's life interest in real estate to Mrs. Elizabeth Huggins, the ultimate remainderman.

On hearing in open court the statements and presentation of the Conservator's attorney, the Guardian Ad Litem for the Ward, and the attorney for the ultimate remainderman, and on review of the entire record in this cause, the Court was of the opinion that:

1. Evidence presented showed that the Ward was confined to the Care Inn Nursing Home and that two attending physicians licensed to practice in the State of Tennessee and having practiced for more than 3 years, submitted letters stating that the Ward would be unable to return to her home in which she has a life interest;

2. The property of the Ward located at 1619-A Holly Street was continuing to deteriorate and a housing inspection report submitted by the Department of Codes Administration of the Metropolitan Government for Nashville and Davidson County showed that the property was in danger of wasting unless legal title was transferred to the Remainderman;

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3. The Ward's estate is insufficient to maintain the property or the insurance on said property;

4. The Remainderman is willing and able to assume the property and has had an appraisal made on the property;

5. Transfer of the property to the Remainderman would be in the best interests of the Ward.

THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED, that the property known as 1619-A Holly Street, in Nashville, Davidson County, Tennessee, in which the Ward, Rubye Overton Buckner, currently has a life interest, is hereby transferred to the Remainderman, Mrs. Elizabeth Huggins. Said property is more particularly described as follows:

> House and lot in Nashville, Tennessee, known as City No. 1619 Holly Street, and more particularly described as follows:
>
> Being Lot No. 5 in the Plan of Lockeland, of record in Book 57, page 135, Register's Office for said County.
>
> Said Lot No. 5 fronts 50 feet on the north side of Holly Street, formerly Chadwell Street, and runs back northerly between parallel lines 157 feet to an alley.
>
> Being the same property conveyed to W. R. Lancaster and wife, Mary R. Lancaster, by deed from Bransford Realty Company, of record in Book 694, page 391, the said W. R. Lancaster having since died.
>
> Also, being the same property conveyed to Joe A. Buckner by deed from Mary F. Lancaster, of record in Book 2499, page 253.
>
> Also, being the same property conveyed by Sheriff's Deed to Elizabeth Buckner (now Elizabeth Huggins) of record in Book 3993, page 776, in the Register's Office for Davidson County, Tennessee.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that a lien be and is hereby had against said property in the amount of Five Hundred Dollars ($500) in the favor of the Ward, Rubye Overton Buckner or her estate, said lien expected to be exercised at the time of sale of said property.

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ENTERED this 16th day of Jan, 1984.

JAMES R. EVERETT, JUDGE

Approved for Entry:

JON L. SETZER
Attorney for Ward

C E R T I F I C A T E

I hereby certify that a copy of the foregoing Order has been mailed, postage prepaid, to Mr. Larry Snedeker, Butler, Lackey, Holt & Snedeker, 12th Floor, First American Center, Nashville, Tennessee 37238, and Daniel B. Eisenstein, Suite 500, 1 Church Street, Nashville, TN 37201 this 4th day of January, 1984.

BILL McPHERSON
COUNTY CLERK
244-1000

Davidson County

STATE OF TENNESSEE, DAVIDSON COUNTY

BOOK 6237 PAGE 904

I, BILL McPHERSON, Clerk of the Probate Court of Davidson County, State aforesaid, do certify that the foregoing is a full, true and complete copy of Order Authorizing Transfer of Wards Life Interest In Real Estate To Remainerman Filed January 6, 1984 Minute Book 288 Page 543

which remains of record on file in said office.

Given under my hand and official seal, at office, in Nashville, this 27th *day of* February *19* 84

Bill McPherson
Clerk of Probate Court.

Deputy Clerk.