Davidson County ORDER
Recvd: 02/19/02 09:53 6pgs
Fees:32.00 Taxes:0.00
20020219-0020733

PICK-UP

FILED
2002 JAN 15 AM 11:02
RICHARD R. ROOKER, CLERK
D.C.

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE:
THE ESTATE OF CHARLES O. STUART, SR.,)
Deceased.) 01P-2018

ORDER FOR PROBATE ONLY

This cause came to be heard on the 8th day of January, 2002, before the Honorable Frank G. Clement, Jr., Judge, upon the Petition of Edith B. Stuart, named Executrix, surviving spouse and sole beneficiary under the Last Will and Testament of **CHARLES O. STUART, SR.**, deceased, requesting that the instrument presented as his last will be admitted to probate, only, for the purpose of establishing title to the real estate owned by the deceased at his death in the Petitioner as beneficiary thereof. After hearing from counsel for the petitioner stating that **CHARLES O. STUART, SR.**, died at the age 73 years on the 8th day of August, 2001, a resident of Davidson County, State of Tennessee, leaving a Last Will & Testament dated the 10th day of June, 1993, witnessed by Mose J. Davie and Janis E. Hiter; advise that all heirs-at-law received notice of filing and hearing; upon the testimony of Pearl McClain regarding her knowledge of the testamentary capacity of the deceased at the time of execution of said will dated June 10, 1993 and the authenticity of his signature thereto; a review of the affidavit of Mose J. Davie;; that the deceased left no debts at his death remaining unpaid; and that the deceased had no personal assets requiring administration; and the record as a whole the Honorable Court finds same well taken and admits the Last Will and Testament of CHARLES O. STUART, SR., to Probate, Only.

IT IS THEREFORE ORDERED, that the instrument presented is the true Last Will & Testament of **CARLES O. STUART, SR.**, deceased, and that same be admitted to probate for the sole purpose of establishing a muniment of title in real estate and the Clerk is hereby directed to file and record the same.

IT IS FURTHER ORDERED in accordance with the provisions of the Last Will & Testament of **CHARLES O. STUART, SR.**, deceased, that the real estate owned by him at his death is vested in **EDITH B. STUART.** Said parcels of real estate are described a follows, to wit:

1212 JoJohnson Avenue
Davidson County Tax Map & Parcel: 092-08-0 062.00

LAND in Davidson County, Tennessee, being Lot No. 142 in Watkins Subdivision of Lots 131 and 132 and other lots of McNairy Mansion House Tract, called Watkins Estate Plan as recorded in Book 57, Page 13, Register's Office for Davidson County, Tennessee, as follows:

SAID Lot No. 142 fronts 48 feet on the north side of JoJohnson Avenue formerly Line Street, and runs back between parallel lines with the West margin of an alley 177 feet to an alley in the rear.

BEING the same property conveyed to Charles Stuart by deed from Bruce Davis, David Patterson, Jr. and Sol Stern, of record in Book 4890, Page 171, Register's Office for Davidson County, Tennessee.

1214 JoJohnson Avenue
Davidson County Tax Map & Parcel: 092-08-0 063.00

LAND in Davidson County, Tennessee, being parts of Lot Nos. 140 and 141, on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, Page 13, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Jo Johnston Avenue, formerly Line Street, or Watkins Avenue, the corner between Lot Nos. 141 and 142 on said plan; thence with the line between said Lot Nos. 141 and 142 northerly 177 feet to the southerly margin of an alley; thence with said alley westerly 68 2/3 feet; thence parallel with the first line southerly 77 feet; thence parallel with said Avenue, easterly 33 1/3 feet; thence parallel with the first line southerly 100 feet to the northerly margin of said Avenue; thence with said margin easterly 33 1/3 feet to the beginning.

BEING the same property conveyed to Charles O. Stuart by deed from Henry A. Kimbro and wife, Erbia C. Kimbro of record in Book 8107, Page 57, Register's Office for Davidson County, Tennessee.

1211 Buchanan Street
Davidson County Tax Map & Parcel: 081-11-0 416.00 & 081-11-0 417.00

TRACT I: BEING a part of Lot No. 191 in D.T. McGavock and others, Addition called, the Addition to the Town of McGavock, a plan which is found of record in Book 21, Page 41, of the Register's Office for Davidson County, Tennessee; beginning in the southerly

side of Buchanan Street, formerly Hydes Ferry Pike at a point 50 feet eastwardly from the easterly margin of 14th Avenue North, formerly Alberta Avenue, running thence eastwardly along the southerly margin of Buchanan Street 50 feet; thence southerly parallel with the 14th Avenue to a point on the line between Lots Nos. 191 and 192, said point being 86 feet from said Avenue; thence westwardly along said last mentioned line separating Lots No. 191 and 192, 43 feet to a point 43 feet from 14th Avenue; thence northerly parallel with 14th Avenue about 173 feet, to the point of beginning on Buchanan Street.

TRACT II: LAND in Davidson County, Tennessee, described as follows:

BEING the southwest corner of Lot No. 191 in McGavock, Wetmore and others, Second Addition to Nashville, called the Addition to the Town of McGavock, described as follows:

BEGINNING on the easterly margin of 14th Avenue North, formerly Alberta Avenue, at the corner of Lots No. 191 and 192, thence with the line between said two lots easterly 43 feet; thence parallel with said Avenue northerly 48 feet to Jacksons' southeast corner; thence with his line westerly 43 feet to the easterly margin of said Avenue; thence with said Avenue southerly 48 feet to the beginning.

BOTH TRACTS BEING the same property conveyed to Charles O. Stuart by deed from William E. Nix and wife, Theresa M. Nix, of record in Book 9495, Page 990, Register's Office for Davidson County, Tennessee.

2023 10th Avenue, North
Davidson County Tax Map & Parcel: 081-03-0 291.00

BEING part of the Lot No. 12 on the Plan of Owens Buena Vista Lots, of record in Book 15 Pages 10 and 11, Register's Office for said County, as follows:

SAID part of said lot is described as follows: Beginning at a point, the southwest corner of Cass Street and 10th Avenue, North; thence with the southerly margin of Cass Street westerly 128.1 feet to an alley in the rear; thence with the easterly margin of said alley southerly 61 feet; thence easterly 128.1 feet, more or less, to a point in the westerly margin of 10th Avenue North, 60 feet from Cass Street; thence along the westerly margin of 10th Avenue, North, 60 feet to the point of beginning.

BEING the same property conveyed to Charles O. Stuart by deed from O.B. Hofstetter, Jr., Substitute Trustee, of record in Book 4313, Page 351, Register's Office for Davidson County, Tennessee.

2022 10th Avenue, North
Davidson County Tax Map & Parcel: 081-03-0 292.00

LAND in Davidson County, Tennessee, being Lot No. 31 in Owen's Subdivision of Lot 11 in Owen's Buena Vista Plan of Lots in the 13th Civil District (now in the Second Ward of the City of Nashville) a plan of which subdivision is recorded in the Register's Office in Book No. 57, Page 26, and is specially referred to for description.

SAID Lot fronts about 65 feet on the east side of Crooked Street (now 10th Avenue North) and extends back between parallel lines and with the south side of Gass Street, 129 feet, more or less,

to the line of Lot No. 30.

BEING the same property conveyed to Charles Stuart by deed from Earl Hawkins of record in Book 5023, Page 420, Register's Office for Davidson County, Tennessee.

2020-1/2 10th Avenue, North
Davidson County Tax Map & Parcel: 081-03-0 293.00

BEING part of Lot No. 32 on the Plan of Owen's Plan of Buena Vista Lots, of record in Book 57, Page 26, Register's Office for Davidson County, Tennessee.

BEGINNING at the northwest corner of Holt's 2 acre lot on the east side of Crooked Street, and running northwardly along Crooked Street 50 feet to a stake; thence easterly and parallel to Holt's line 129 feet to a alley; thence eastwardly along said alley 50 feet to Holt's line; thence westerly with Holt's line 129 feet to the beginning, it being property now known as 2020 10th Avenue, North in the city of Nashville.

BEING the same property conveyed to Charles O. Stuart by deed from Robert Lee Beard, III, of record in Book 6399, Page 602, Register's Office for Davidson County, Tennessee.

WILSON COUNTY, TENNESSEE

Wilson County Tax Map & Parcel: 121-2802

LAND in the 23rd Civil District of Wilson County, Tennessee, being more specifically lot No. 1B on survey made for Mrs. E.G. High on July 30, 1956, by George W. Watkins, Surveyor, and Hickerson-Miller, Engineers and Surveyors, and Resubdivision of Lot No. 1 by survey dated October 25, 1958, by Hickerson-Miller, Surveyors.

SAID Lot 1B fronts 200 feet, more or less, on a proposed 18-foot road; runs S. 16 deg. 00' W. 814 feet, more or less, to a 12-inch white oak; thence N. 86 deg. 30' W. 842 feet, more or less, to a stake; thence S. 24 deg. 00W 362 feet, more or less, to a 5-inch hickory; thence N. 4 deg. 00' E. 100 feet, more or less, to a stake; thence N. 61 deg. 15' E. 1109 feet, more or less, to an iron pin; thence N. 4 deg. 00' E. 445 feet to an iron pin on the southerly margin of said proposed road; thence along the southerly margin of said proposed road 200 feet, more or less, to the point of beginning, containing 11.2 acres, more or less.

BEING the same property conveyed to Charles Stuart by deed from Thelma Boston, of record in Deed Book 276, Page 179, Register's Office for Davidson County, Tennessee.

ENTER this 15 day of January, 2002.

FRANK G. CLEMENT, JR., Judge

PREPARED FOR ENTRY BY:

Monica D. Edwards

Monica D. Edwards #12626
Attorney for Petitioner
1130 8th Avenue, South
Suite 303
Nashville, TN 37203
(615) 312-7022

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been served upon the following individuals by depositing a copy of same in the United States mail, postage pre-paid, on this 9th day of January, 2002.

Ms. Beverly A. Stuart
4058 Ballina Drive
Encino, CA 91436

Ms. Kandes Michele O'Rear
3005 N. Eastern Avenue
Indianapolis, IN 46218

The Family of Ms. Cynthia S. Wynn
1525 Joe Pyron Drive
Madison, TN 37115

Ms. Deborah A. Terrill
8184 Trace Court
Riverdale, GA 30274

Ms. Millicent D. Watkins
1030 Petway Avenue
Nashville, TN 37206

Ms. Ruth D. Stuart
2023 A 10th Avenue, North
Nashville, TN 37208

Ms. Charles O Stuart, Jr.
1211 Buchanan Street
Nashville, TN 37208

Mr. Dwight D. Stuart
Davidson County Detention Center
5115 Harding Place
Nashville, TN 37211

Treston M. Hebb
356 Chesapeake Drive
Nashville, TN 37207

Ms. Denetria Gail Stuart
Ms. Katrina D. Stuart
Ms. Shemika P. Stuart
Ms. Jamie L. Dean
531 13th Avenue, North
Nashville, TN 37208

Monica D. Edwards

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 Order heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 15 day of JANUARY , 2002 , in the Case Number 01P2018 between STUART, EDITH B. Petitioner, and STUART SR., CHARLES O. Respondent, as same remains of record in Vol. 3158 , Page 581115 of the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 19 day of FEBRUARY in the year two thousand two and in the 225th year of American Independence.

SEAL

RICHARD R. ROOKER, Clerk,

By Patty Jack
Deputy Clerk