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

2010 JUN 30 AM 10:49

RICHARD R. ROOKER, CLERK

D.C.

BILL GARRETT, Davidson County
Trans:T20100040324 ORDER
Recvd: 07/01/10 13:21 6 pgs
Fees:32.00 Taxes:0.00
20100701-0051619

IN RE:)

NO. 10P 933

ESTATE OF Doris Shirley Gainey)

ORDER ADMITTING WILL OF DORIS SHIRLEY GAINEY FOR MUNIMENT OF TITLE

Upon the evidence presented by the sworn Petition filed herein as well as the self authenticating Will attached thereto and statements before this Court, the Court hereby finds as follows:

1. Rhonda Sue Bourke and Brenda Lee Gainey, are nominated as Co-Executrixes in the Last Will and Testament of the deceased.

2. The decedent, Doris Shirley Gainey, died on June 4, 2010. She was eighty years of age. She was a resident of Nashville, Davidson County, Tennessee, residing at 756 Harpeth Bend Drive holding title to such residence by Deed as recorded in book 4428, page 326 in the office of the Register of Deeds of Davidson county Tennessee, a copy of which is attached hereto as exhibit A.

3. A paper writing proven to be the Last Will and Testament of Doris Shirley Gainey is attached to the Petition. A copy of the original of the Will is attached hereto as exhibit B.

4. The devisees under the Will are Ronda Sue Bourke and Brenda Lee Gainey, daughters of the Decedent

5. The spouse of the Decedent predeceased her.

6. That said Last Will and Testament of Doris Shirley Gainey should be placed of record in the office of the Clerk of this Court so that the real estate owned by the Decedent will be vested in the Devisees.

Ordered this 30 day of June 2010.

David Randall Kennedy, Sr.
Circuit Court Judge

Approved for entry:

Isham B. Bradley, #5075
7135 Centennial Place
Nashville TN 37209
(615) 259-9920
Attorney for Petitioner

RICHARD R. ROOKER, CLERK
CIRCUIT COURT CLERK
I certify that this is a true copy of the document filed in my office
20
RICHARD R. ROOKER, CLERK
Deputy Clerk

ADDRESS NEW OWNER(S) AS FOLLOWS:

BOOK 4428 PAGE 326

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:

First Federal Savings
(NAME)

Union at Fourth
(STREET ADDRESS)

Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:

Map 156-2
Par. 56

M. O

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by Talford M. Gainey and wife, Doris W. Gainey

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged,

Proctor and Hibbett Construction Co., Inc.

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, their heirs 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. 367 on the Plan of Harpeth Valley Park, Section 3, as of record in Book 4175, page 15, Register's Office for said County.

Said lot fronts 80 feet on the westerly side of Harpeth Bend Drive and extends back between parallel lines 197 feet to a dead line.

Being property vested in Proctor and Hibbett Construction Co., Inc., by deed from Warner Park Estates Company, a partnership, as of record in Book 4356, page 424, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1970.

This is unimproved ( ) improved (X) property, known as 756 Harpeth Bend Drive, Nashville, Tennessee
(House No.) (P. O. Address:) (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever. 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.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 29th day of June, 19 70

Attest:

PROCTOR AND HIBBETT CONSTRUCTION CO., INC.,

By: James L. Hibbett, Secretary-Treasurer

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, W. C. Baines, a Notary Public within and for the State and County aforesaid, personally appeared James L. Hibbett with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (themselves) to be the Secretary-Treasurer and Secretary respectively of the Proctor and Hibbett Construction Co., Inc., the within named bargainor, a corporation, and that (he) (she) as such Secretary-Treasurer and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said James L. Hibbett as such Secretary-Treasurer and Secretary and delivering the same by his said

Witness my hand and official seal at office at Nashville, Tennessee on this the 29 day of June, 19 70

My commission expires July 31-1973

W. C. Baines
Notary Public.

TENNESSEE TITLE COMPANY

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCH
First Federal Building
Nashville, Tennessee 37219

PUT COUNTY COURT CLERK'S STAMP HERE:

PUT REVENUE STAMPS HERE:

EXHIBIT A

Please mail to: Talford M. Gainey, 756 Harpeth Bend Road, Nashville, Tennessee 37221

Corporate Warranty Deed

FROM
PROCTOR AND HIBBETT CONSTRUCTION CO., INC.,

To
TALFORD M. GAINEY AND WIFE, DORIS W. GAINEY

REGISTER STAMP BELOW

$33,900.00

BOOK 4428 PAGE 327

A 8 2 3 2 1

IDENTIF. REFERENCE

JUN 30 2 34 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN30	CONV	33,900.00			
JUN30	RS TAX		A*	88.14	
JUN30	PR FEE		A*	.50	
JUN30	RDEED		A*	3.00	* 91.64

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 33,900.00

State of Tennessee,
County of Davidson)

Affiant

Sworn to and subscribed before me this 29th day of June, 1970.

My commission expires: (Davidson County)

Notary Public, in and for the aforesaid State and County.

LAST WILL AND TESTAMENT OF

DORIS SHIRLEY GAINEY

2010 JUN 30 AM 10:49

RICHARD R. ROOKER, CLERK

D.C.

I, DORIS SHIRLEY GAINEY, a resident of Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all other wills heretofore made by me.

1. I direct that, upon my death, my funeral expenses, all of my just debts, and the expenses of administering my estate be paid from the assets of my estate.

2. I give, bequeath and devise all of my property, both real and personal, equally to my two daughters, Rhonda Sue Bourke and Brenda Lee Gainey.

3, I hereby nominate and appoint my daughters, Rhonda Sue Bourke and Brenda Lee Gainey, as coexecutrixes of this, my Last Will and Testament, and direct that they not be required to give security. In the event that either of said daughters is unwilling or unable to serve, I hereby nominate and appoint the other as the sole executrix and direct that she not be required to give security. In either event, I give my executrix or executrixes full power and authority to sell and convey, without the approval of any court, any property owned by me at the time of my death. My executrix or executrixes shall not be required to file an accounting with, or otherwise account to, any court.

This, the 4th day of February, 2009.

Doris Shirley Gainey

Signed by the said Doris Shirley Gainey, as and for her Last Will and Testament, in the presence of us, the undersigned, who at her request and in her sight and presence, and in the presence of each other, have subscribed our names, the day and date above written.

Signature

Address 37212

Signature

1701 21st Ave So Nashville TN 37212

Address

DOTTIE L. HOGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

3-16-2013

EXHIBIT

B

State of Tennessee
County of Davidson

We, _____ and Renee Banks, being first duly sworn depose and state as follows:

1. We are the attesting witnesses whose signatures appear on the Last Will and Testament of Doris Shirley Gainey, to which this affidavit is attached.

2. The statements made in the attestation clause appearing just above our signatures are true and correct.

3. We affixed such signatures in the presence of each other and in the presence of Doris Shirley Gainey, who requested that we witness the execution of her Last Will and Testament.

4. At the time said Last Will and Testament was executed said Doris Shirley Gainey was of sound mind.

This 5th day of February, 2009.

_____

Renee Banks

Sworn to and subscribed to
before me this, the 5th
day of February, 2009.

Notary Public

My commission expires:
5-10-2013