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IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

2010 JUL 15 AM 10:03

RICHARD ROOKER, CLERK

D.C.

IN RE:

ESTATE OF LOIS R. GRIGGS, Deceased.

NO. 10P-1107

ORDER OF PROBATE ONLY OF WILL FOR MUNIMENT OF TITLE

This cause came on to be heard on the 30th day of April, 2010 before Robert Bradshaw, Probate Master, upon the petition of Peggy G. Adams to probate the Last Will and Testament of Lois R. Griggs, deceased, to be admitted to probate for the purpose of establishing muniment of title to real estate as authorized in Tennessee Code Annotated § 32-2-111 without Letters Testamentary or a formal estate administration.

It appearing to the Court that the deceased, Lois R. Griggs, was a resident of Nashville, Davidson County, Tennessee, residing at 94 McCall Street, Nashville, Tennessee, 37211; that she died on October 13, 2009, at the age of 95 years; that the said Lois R. Griggs was the owner of certain real property located at 94 McCall Street, Nashville, Tennessee, 37211; that the said Lois R. Griggs was the owner of certain real property located at 96 McCall Street, Nashville, Tennessee, 37211; and that it is not necessary for the Tennessee estate of the deceased to be administered, but merely to have the Decedent's Will admitted to probate only as a muniment of title to evidence the vesting of title in the decedent's Tennessee real estate in the devisees of said realty under the Will.

Whereupon the Petitioner produced a document purporting to be the Last Will and Testament of Lois R. Griggs, deceased, said document bearing date of October 21, 2005; having

BILL GARRETT, Davidson County
Trans:T20100044730 ORDER
Recvd: 07/21/10 15:38 5 pgs
Fees:27.00 Taxes:0.00
20100721-0057154

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the name of Lois R. Griggs signed thereto as testator; being subscribed by Lori Holloway and Alma S. Smith as attesting witnesses.

And it appearing from the witness attestation clause of the will that said Lori Holloway and Alma S. Smith did subscribe their respective names as attesting witnesses to said document; that said document was executed in the lifetime of Lois R. Griggs and published, signed and subscribed by her in the presence of the attesting witnesses; that said Lois R. Griggs was then of sound mind; and that at her request, said attesting witnesses signed said document in her presence and in the presence of each other on October 21, 2005.

And it further appearing that said document bears the true signature of said Lois R. Griggs.

It is therefore, **ORDERED, ADJUDGED,** and **DECREED** that the duly executed Last Will and Testament of Lois R. Griggs, deceased, without the issuance of Letters Testamentary or formal administration of the estate, is hereby admitted to probate by this Court as a muniment of title, vesting title to all real property owned by the decedent at 94 McCall Street, Nashville, Tennessee, 37211, to Peggy G. Adams. Said property is more particularly described as follows:

> Being Lot No. 142 on the Map of Glencoe Acres, Section 1, as of record in Book 1835, Pages 136, 137 and 138, Register's Office for Davidson County, described as follows:
>
> Beginning at a point in the northerly margin of McCall Street, or Antioch Pike, at the corner of Lots 142 and 143; thence the line between said Lots, northerly 140.1 feet to a point; thence easterly 121 feet to a point in the west margin of Vaden Drive; thence with the margin of the same, southerly 110.5 feet to the beginning of a curve; thence around said curve, southwesterly 38.5 feet to the northerly margin of McCall Street or Antioch Pike; thence with the margin of the same , westerly 90 feet to the point of beginning.
>
> Being the same property conveyed to Thomas. P. Griggs and wife, Lois R. Griggs, by Warranty Deed from Robert W. Baird and wife, Loyce D. Baird, as of record in Book 3461, Page 455, Register's Office for Davidson County, Tennessee. T. P. Griggs died November 8, 1994. Lois R. Griggs and Lois B. Griggs being one and the same person.

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It is therefore further, **ORDERED, ADJUDGED,** and **DECREED** that the duly executed Last Will and Testament of Lois R. Griggs, deceased, without the issuance of Letters Testamentary or formal administration of the estate, is hereby admitted to probate by this Court as a muniment of title, vesting title to all real property owned by the decedent at 96 McCall Street, Nashville, Tennessee, 37211, to Bethany Hook as Trustee for Kimberly K. Watson. Said property is more particularly described as follows:

> Being Lot No. 143 on the Map of Glencoe Acres, Section I, as of record in Book 1835, pages 136, 137 & 138, Register's Office, Davidson County, Tennessee.
>
> Said Lot No. 143 fronts 96 feet on the northerly margin of Antioch Pike and extends back between lines 140.1 feet on the easterly line and 167.8 feet on the westerly line to a broken line in the rear, measuring 114.4 feet thereon.
>
> Being the same property conveyed from Mollie P. Griggs, widow, T. P. Griggs and wife, Lois R. Griggs to T. P. Griggs and wife, Lois R. Griggs, as tenants by the entirety, but subject to the life estate of Mollie P. Griggs, a widow. T. P. Griggs died November 8, 1994 and Mollie P. Griggs died in 1993.

ENTERED THIS 15th DAY OF ~~APRIL~~ July, 2010

Robert Bradshaw, Probate Master

APPROVED FOR ENTRY:

PEGGY D. MATHES 5741
Attorney for Petitioner

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20 Academy Place
Nashville, TN 37210
(615) 251-6968

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that on the date indicated below the forgoing order was mailed postage paid, U.S. Mail, First Class to the following party;

Peggy G. Adams
222 Antioch Pike
Antioch, Tennessee, 37211

Bethany Hook, Trustee
for Kimberly K. Watson
5737 Murphy Wood
Antioch, TN 37013

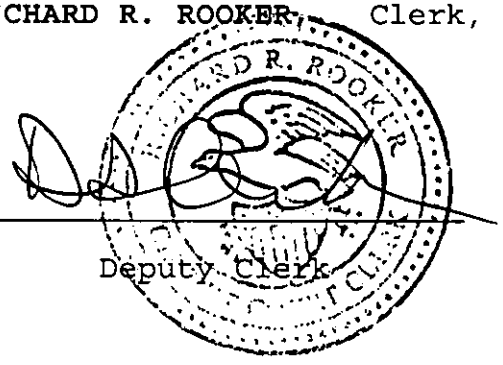
Peggy D. Mathes

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 FINAL ORDER heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 15 day of JULY , 2010 , in Case Number 10P1107 between ADAMS, PEGGY G Petitioner, and GRIGGS, LOIS R Respondent, as same remains in the records of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 21 day of JULY 2010

RICHARD R. ROOKER, Clerk,



By _____ Deputy Clerk

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