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

FILED
2010 JUL 29 AM 8: 2
RICHARD R. ROOKER, CLER

IN RE:	)	
ESTATE OF HUBERT E. DIXON, JR.,	)	**10P-1108**
Deceased.	)	

ORDER
(FOR PROBATE ONLY)

This cause came to be heard on the 29th day of July, 2010, upon the Petition of Daphne J. Dixon, named Executrix under the Last Will and Testament of Hubert E. Dixon, Jr., deceased, to admit said Will for Probate, only. After hearing statements of counsel for the Petitioner, a review of the instrument purported to be the Last Will and Testament of the deceased and the affidavit of the surviving witness, Ruth H. Washington, the Honorable Court finds that the Last Will & Testament bearing the date April 15, 1989, is the true and correct Last Will and Testament of Hubert E. Dixon, Jr.

It further appearing that Hubert E. Dixon, Jr., died at the age of 75 years on the 16th day of April, 2009, a citizen and resident of Davidson County, State of Tennessee; that the petitioner is named Executrix and sole beneficiary; that all interested parties have been notified of this action; that the deceased left no debts at his death remaining unpaid and that there are no personal assets requiring administration; NO ADMINISTRATION will therefore be required of decedent's estate and that the said Last Will and Testament of Hubert E. Dixon, Jr., deceased, shall be admitted to probate, only, for the

BILL GARRETT, Davidson County
Trans:T20100055310 ORDER
Recvd: 09/03/10 09:44 5 pgs
Fees:27.00 Taxes:0.00
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purpose of establishing a muniment of title to the real estate owned by the deceased at his death.

IT IS THEREFORE ORDERED, that the instrument presented is the true and correct Last Will & Testament of **HUBERT E. DIXON, JR.**, deceased, and the Clerk of this Honorable Court is hereby directed to file and record same.

IT IS FURTHER ORDERED in accordance with the provisions of the Last Will & Testament of **HUBERT E. DIXON, JR.**, deceased, the interests in real estate owned by him at death is vested in **DAPHNE J. DIXON.** Said real estate located in Davidson County, Tennessee, is described as follows to wit:

MAP/PARCEL: 092 03 0 010.00
ADDRESS: 2022 Jefferson Street, Nashville, Tennessee 37208

LAND in Davidson County, Tennessee, being the south part of the west 34 feet of Lot 10 and the east 6 feet of Lot 9, on Harding Lytle Tract, as of record in Book 57, Page 123, Register's Office for said County.

SAID part of said lots adjoin and front together 40 feet on the north side of Jefferson Street, and extend back 99.47 feet on the east line and 93.59 feet on the west line, to a dead line in the rear on which it measures 40.50 feet.

BEING the same property conveyed to Hubert E. Dixon, Jr., by deed from Joyce A. Dixon, of record in Book 7446, Page 436, Register's Office for Davidson County, Tennessee.

MAP/PARCEL: 092 03 0 009.00
ADDRESS: 2024 Jefferson Street, Nashville, Tennessee 37208

BEING part of Lot No. 9 in the Subdivision of Lots 1 and 2 of the Harding Lytle Tract, as of record in Book 57, Page 123, Register's Office for said County, described as follows:

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BEGINNING at a point in the northerly margin of Jefferson Street, at the common corner of Lots 8 and 9; thence with the line between said lots, northwardly 88.23 feet to a point in the right of way of Interstate Highway I-40; thence with the margin of the same, north 74 deg. 14 min. 18 inches east 44.5 feet to a point; thence south 6 deg. 27 min. 4 inches east 93.59 feet to the northerly margin of Jefferson Street; thence with the margin of the same, westerly 44 feet to the point of beginning.

BEING part of the same property conveyed to Hubert E. Dixon, Jr., by deed from Joyce A. Dixon, of record in Book 7446, Page 438, Register's Office for Davidson County, Tennessee.

MAP/PARCEL: 092 03 0 008.00
ADDRESS: 2026 Jefferson Street, Nashville, Tennessee 37208

BEING part of Lot No. 8 on the Plan of the Subdivision of Lots Nos. 1 and 2 in the Harding Lytle Tract, as of record in Book 57, Page 123, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Jefferson Street at the common corner of Lots 8 and 9; thence with the margin of Jefferson Street 81 deg. 8 min. 43 inches west 39.58 feet to a point in the right of way of Interstate Highway I-40; thence with the margin of the same, north 23 deg. 59 min. 46 inches east 56.19 feet to a point; thence north 74 deg. 14 min. 18 inches east 12.6 feet to a point in the dividing line between Lots 8 and 9; thence with the same, southerly 88.23 feet to the point of beginning.

BEING part of the same property conveyed to Hubert E. Dixon, Jr., by deed from Joyce A. Dixon, of record in Book 7446, Page 438, Register's Office for Davidson County, Tennessee.

MAP/PARCEL: 092 03 0 007.00
ADDRESS: 2026-1/2 Jefferson Street, Nashville, Tennessee 37208

BEING part of Lots 7 and 8 on the Plan of the Subdivision of Lots No. 1 and 2 of the Harding Lytle Tract, as of record in Book 57, Page 123, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northerly margin of Jefferson Street, said point being the southeasterly corner of the property conveyed to Hemphill Press, Inc., by deed of record in Book 3840, Page 791, and being the southwesterly

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corner of the property conveyed to S.H. Hemphill, Jr., et al, as of record in Book 917, Page 176; thence with the northerly margin of Jefferson Street, south 81 deg. 8 min. 43 inches west 23.81 feet to a point in the right of way of Interstate I-40; thence with the same, north 23 deg. 59 min. 46 inches east 46.94 feet to a point; thence south 6 deg. 47 min 4 inches east 39.58 feet to the point of beginning.

BEING part of the same property conveyed to Hubert E. Dixon, Jr., by deed from Joyce A. Dixon, of record in Book 7446, Page 438, Register's Office for Davidson County, Tennessee

ENTER this 29 day of July, 2010.

RANDY KENNEDY, Judge

PREPARED FOR ENTRY BY:

Monica D. Edwards

Monica D. Edwards #12626
Counsel for Petitioner
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been served upon Mr. Hubert E. Doxpn, III, 12418 Starlight Lane, Bowie, MD 20715 and Ms. Debra D. Dixon, 1132 Darby Town Drive, Nashville, TN 37207, by depositing a copy of same in the United States mail, postage pre-paid, on this 29th day of July, 2010.

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 FINAL ORDER heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 29 day of JULY , 2010 , in Case Number 10P1108 between DIXON, DAPHNE J. Petitioner, and DIXON JR, HUBERT E. 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 30 day of AUGUST 2010

RICHARD R. ROOKER, Clerk,

SEAL



By _____
Deputy Clerk