BILL GARRETT, Davidson County
Trans:T20110027917 ORDER
Recvd: 05/10/11 14:15 4 pgs
Fees:22.00 Taxes:0.00
20110510-0035927

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, T
PROBATE DIVISION
2011 APR -7 AM 11:58

IN RE:)
)
ESTATE OF ALDEAN BUFORD) NO: 11P-449
Deceased.)

ORDER ADMITTING WILL TO PROBATE FOR MUNIMENT OF TITLE

This cause came on to be heard on the 7th day of April, 2011 before Randy Kennedy, Judge, upon the petition of Bathsheba Buford to probate the Last Will and Testament of Aldean Buford, 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, Aldean Buford, was a resident of Nashville, Davidson County, Tennessee, residing at 1011 Maxwell Avenue, Nashville, Tennessee 37206 that she died on November 16, 2010; that the said Aldean Buford was the owner of certain real property located at 1011 Maxwell Avenue, Nashville, Davidson County, Tennessee; 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 devisee of said realty under the Will.

Whereupon the Petitioner produced a document purporting to be the Last Will and Testament of Aldean Buford, deceased, said document bearing date of June 20, 2001; having the name of Aldean Buford signed thereto as testator; being subscribed by John P. Miles and Roy A. Miles, Jr. as attesting witnesses.

I hereby cer... of original ... this 11th day of ... RICHARD ROOKER
By ... D.C.

And it appearing from the witness attestation clause of the will that said John R. Miles and Roy A. Miles, Jr. did subscribe their respective names as attesting witnesses to said document; that said document was executed in the lifetime of Aldean Buford and published, signed and subscribed by her in the presence of the attesting witnesses; that said Aldean Buford 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 June 20, 2001.

And it further appearing that said document bears the true signature of said Aldean Buford.

It is therefore, **ORDERED, ADJUDGED,** and **DECREED** that the duly executed Last Will and Testament of Aldean Buford, deceased, is hereby admitted to probate by this Court as a muniment of title, vesting title to all real property owned by the decedent, including the real property located at 1011 Maxwell Drive, Nashville, Davidson County, Tennessee; without the issuance of Letters Testamentary or formal administration of the estate. Said real property located at 1011 Maxwell Drive, Nashville, Davidson County, Tennessee, is more particularly described as follows:

> Being Lot No. 22 of Block "E" on the Plan of East Wood Addition, of record in Book 332, page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charlie Buford and wife, Aldean Buford, by deed from Donald E. Schroader, Jr. and wife, Tyree A. Schroader, of record in Book 7088, page 16, Register's Office for Davidson County, Tennessee. The said Charlie Buford having since died in March, 1993.

ENTERED THIS 7 DAY OF APRIL, 2011.

RANDY KENNEDY, JUDGE

APPROVED FOR ENTRY:

Peggy D Mathes

PEGGY D. MATHES #5741
Attorney for Petitioner
20 Academy Place
Nashville, TN 37210
(615) 251-6968

I hereby certify that the foregoing is a true and correct copy of original instrument filed in this cause this 11th day of April 2011.
RICHARD R. ROOKER
By

CERTIFICATE OF SERVICE

I the undersigned do hereby certify that on the date listed below I forwarded a copy of the above document to the parties listed below by U.S. Mail, postage paid, first class, fax, hand delivered, or by other acceptable electronic means to the following:

Larry Holt
1514 West St. Catherine
Louisville, KY 40210

Travis Lamar Buford
1011 Maxwell Avenue
Nashville, TN 37206

Ruby Dean Buford Sherrell
2101 Sunset Circle
Nashville, TN 37207

Teresa Ann Buford Newsome
256 Dellway Villa
Nashville, TN 37207

Courtney Jane Buford Powell
1608 Cumberland Station
Madison, TN 37115

Wendell Patrick Buford
425 Springfield Drive
Chatworth, GA 30705

Dimitri Jo Buford Straham
2106 West Stewart Street
Flint, MI 48504

Charlie Buford, Jr.
1011 Maxwell Avenue
Nashville, TN 37206

Charlene Buford Mattews
602 Sunset Circle
Nashville, TN 37206

Monterey Lee
500 Mountain Springs Road, Apt. 114
Cane Ridge, TN 37013

Treveous Lee
2624 Mountain Laurel Drive
Antioch, TN 37013

Chityka Rodgers
3605 Georgia Court
Nashville, TN 3729

Monchita Davis
3274 Anderson Road
Antioch, TN 37013

Peggy D Mathes

Date: April 7, 2011