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

FILED
2011 SEP 28 AM 9:29
RICHARD R. ROOKER, CLERK

IN RE:

ESTATE OF JAMES DAVID ANDERSON) No. 11P-1445

Kadla D.C

ORDER ADMITTING WILL TO ESTABLISH MUNIMENT OF TITLE

This matter came on to be heard in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, on the 28th day of Sept., 2011 on the Petition For Probate To Establish Muniment of Title in the Estate of James David Anderson.

Based upon a review of the petition, exhibits and the entire record in this cause, the Court finds that the Last Will and Testament of James David Anderson dated November 12, 2008 should be admitted for probate for the limited purpose of establishing muniment of title to real property.

The Court further finds that there is no necessity for appointing a personal representative to administer the estate and that there is no need to publish a notice to creditors in this estate. Further, the Court finds that a certified copy of the decedent's will and testament should be recorded in the Register's office of Davidson County, Tennessee, with this order for the purpose of establishing muniment of title to certain real property owned by the decedent, James David Anderson, at the time of his death.

IT IS THEREFORE ORDERED that the Last Will and Testament of James David Anderson dated November 12, 2008 be admitted to probate for the limited purpose of establishing muniment of title to a certain parcel of real estate located in Davidson County, Tennessee at 1965 Gatlin Drive, Nashville, Tennessee 37210, and that no Executor be appointed to administer the Estate of James David Anderson.

IT IS FURTHER ORDERED that the property located at 1965 Gatlin Drive, Nashville, Tennessee 37210, is the same property conveyed to James D. Anderson and wife, Joyce I. Anderson, in a deed of record at **Book, 3284, Page 19** in the Register of Deeds Office for Davidson County, Tennessee, that Joyce I. Anderson predeceased James D. Anderson, and that the children and remainder beneficiaries of the Estate of James David Anderson, are **Kay Lister, Diane Hutchinson, Linda Blaylock, James Anderson, and Lisa Barrera.** Tax bills for 1965

BILL GARRETT, Davidson County
Trans:T20110062092 ORDER
Recvd: 10/05/11 13:36 7 pgs
Fees:37.00 Taxes:0.00
20111005-0077347

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Gatlin Drive, Nashville, TN 37210 should be mailed to James Anderson at 4533 South Trace Blvd., Old Hickory, TN 37138.

IT IS FURTHER ORDER that there no publication of notice to creditors is required in this matter and that a certified copy of the Last Will and Testament of James David Anderson, with a certified copy of this order, shall be recorded in the office of the Register of Deeds for Davidson County, Tennessee to establish muniment of title to a certain parcel of real property located in Davidson County, Tennessee commonly known as 1965 Gatlin Drive, Nashville, Tennessee 37210.

Entered this the 28th day of Sept., 2011.

Randy Kennedy, Circuit Judge
or Probate Master

APPROVED FOR ENTRY:

Michael M. Castellarin, No. 12015
Attorney for Petitioner
Moody, Whitfield & Castellarin
95 White Bridge Road, Suite 509
Nashville, TN 37205-1427
(615) 356-8130

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing has been mailed on the 15TH day of September, 2011 to:

Lisa Barrera
2492 Moore Way
LaVergne, TN 37086

Linda Blaylock
520 Brentwood Pointe
Brentwood, TN 37027

Diane Hutchinson
7210 Meadow Wood Road
Fairview, TN 37062

Kay Lister
2551 Distillery Road
Greenbrier, TN 37073

James Anderson
4533 South Trace Blvd.
Old Hickory, TN 37138

Michael M. Castellarin

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 28 day of SEPTEMBER , 2011 , in Case Number 11P1445 between ANDERSON, JAMES Petitioner, and ANDERSON, JAMES DAVID 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 04 day of OCTOBER 2011

RICHARD R. ROOKER, Clerk,

SEAL

By _____
Deputy Clerk

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Last Will and Testament

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RICHARD R. ROOKER, CLERK

BE IT KNOWN that I, James R. Anderson [Name of Testator], a resident of Davidson (Nashville) County of Davidson, in the State of Tennessee, being of sound and disposing mind and memory and over the age of eighteen (18) years, and not being actuated by any duress, menace, fraud, mistake or ~~undue influence, do make, publish~~ and declare this to be my last Will and Testament, hereby revoking all my prior Wills and Codicils at any time made.

I. MARRIAGE AND CHILDREN:

I am married to Joyce Anderson (deceased), and all references in this Will to my _____ [husband or wife] are references to _____ [him or her]. I have the following children:

Name: Kay Lister Date of Birth: 4/5/56
Name: Diane Hutchinson Date of Birth: 4/23/57
Name: Linda Baylock Date of Birth: 2/4/59
Name: James Anderson Date of Birth: 3/13/61
Name: Lisa Barrera 6/28/63

II. EXECUTOR:

I appoint James Anderson of Old Hickory, TN, as Executor of this my Last Will and Testament and provide that if this Executor is unable or unwilling to serve then I appoint Kay Lister of Greenbrier, TN, as alternate Executor. My Executor shall be authorized to carry out all provisions of this Will and pay my just debts, obligations and funeral expenses. I further provide my Executor shall not be required to post surety bond in this or any other jurisdiction, and direct that no expert appraisal be made of my estate unless required by law.

III. GUARDIAN:

In the event I shall die as the sole parent of minor children, then I appoint _____ as Guardian of said minor children. If this named Guardian is unable or unwilling to serve, then I appoint _____ as alternate Guardian.

IV. BEQUESTS:

I direct that after payment of all my just debts, my property be bequeathed in the manner following:

Name: Kay Lister Address: 2551 Distillery Rd.
Relationship: daughter Property: Greenbrier, TN 37073

Name: Diane Hutchinson Address: 7210 Meadowood Lane
Relationship: daughter Property: Fairview, TN 37062

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Name: Linda Bkylock Address: 520 Brentwood Point
Relationship: dwughter Property: Brentwood, TN 37027

Name: Jimmy (James) Anderson Address: 4533 South Trace Blvd.
Relationship: son Property: Old Hickory, TN 37138

Lisa BARRERA dwughter 2442 Mooreway Lavergne, TN 37086

V. SIMULTANEOUS DEATH OF SPOUSE:

In the event that my _____ [husband or wife] shall die simultaneously with me or there is no direct evidence to establish that my_____[husband or wife] and I died other than simultaneously, I direct that _____ [I or my husband or wife] shall be deemed to have predeceased_____ [me or my husband or wife], notwithstanding any provision of law to the contrary, and that the provisions of my Will shall be construed on such presumption.

VI. SIMULTANEOUS DEATH OF BENEFICIARY:

If any beneficiary of this Will, including any beneficiary or any trust established by this Will, other than my_____ [husband or wife], shall die within 60 days of my death or prior to the distribution of my estate, I hereby declare that I shall be deemed to have survived such person.

VII. ALL REMAINING PROPERTY; RESIDUARY CLAUSE:

I give, devise and bequeath all of the rest, residue and remainder of my estate, of whatever kind and character, and wherever located, to my _____ [husband or wife], provided that my _____ [husband or wife] survives me. I make no provision for my children, knowing that, as their parent, my _____ [husband or wife] will continue to be mindful of their needs and requirements. If my_____ [husband or wife] does not survive me, then I give, devise and bequeath all of the rest, residue and remainder of my estate, of whatever kind and character, and wherever located, to my children per share, but if any child predeceases me, then his or her share will pass, per share, to his or her lineal descendants, natural or adopted, if any, who survive me; but if there are none, then his or her share will lapse and pass equally as part of the shares of my other named children; but if none of my named children survives me or leaves a lineal descendant who survives me, then according to the order of intestate succession in the State of

VIII. ADDITIONAL POWERS OF THE EXECUTOR:

My Executor shall have the following additional powers with respect to my estate, to be exercised from time to time at my Executor's discretion without further license or order of any court: _____

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Witness Signature: Cheryl Lusk

Address: 1975 Caitlin Dr
Nashville TN 37210

Cheryl Conquest
613 Rosebank Ave
Nashville, TN 37206

Witness Signature: [signature]

Address: 2492 Moore way
LaVergne - TN 37086

ACKNOWLEDGMENT

State of Tennessee }
County of Davidson }

We, James Anderson, Cheryl LUSK, Jesus Barrera, and Cheryl Conquest,

the testator and the witnesses, respectively, whose names are signed to the attached and foregoing instrument, were sworn and declared to the undersigned that the testator signed the instrument as his/her Last Will and that each of the witnesses, in the presence of the testator and each other, signed the will as a witness.

Testator: James Anderson

Witness: Cheryl Lusk
Witness: [signature]
Witness: Cheryl Conquest

On November 12, 2008 before me, James Anderson, appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary: Cheryl Lusk

Affiant _____Known_____Produced ID

Type of ID_____

(Seal)

CHERYL LUSK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires March 7, 2011

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IX. OPTIONAL PROVISIONS:

I have placed my initials next to the provisions below that I adopt as part of this Will. Any unmarked provision is not adopted by me and is not part of this Will.

_____ If any beneficiary to this Will is indebted to me at the time of my death, and the beneficiary evidences this debt by a valid Promissory Note payable to me, then such person's portion of my estate shall be diminished by the amount of such debt.

JA Any and all debts of my estate shall first be paid from my residuary estate. Any debts on any real property bequeathed in this Will shall be assumed by the person to receive such real property and not paid by my Executor.

_____ I direct that my remains be cremated and that the ashes be disposed of according to the wishes of my Executor.

_____ I direct that my remains be cremated and that the ashes be disposed of in the following manner: _____

JA I desire to be buried in the Veterans cemetery in Tennessee County, Davidson.

X. SEVERABILITY AND SURVIVAL

If any part of this Will is declared invalid, illegal or inoperative for any reason, it is my intent that the remaining parts shall be effective and fully operative, and that any Court so interpreting this Will and any provision in it construe in favor of survival.

Testator's Initials: JA

Execute and attest before a notary.
Caution: Louisiana residents should consult an attorney before preparing a will.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of November 2008 (year), to this my Last Will and Testament.

Testator Signature: Jane adesan

XI. WITNESSED:

The testator has signed this will at the end and on each other separate page, and has declared or signified in our presence that it is his/her last will and testament, and in the presence of the testator and each other we have hereunto subscribed our names this 12th day of November, 2008.

Witness Signature: Cheryl Dusk

Address: 1975 Gatlin Dr Nashville TN 37210

I hereby certify that this is a true copy of original instrument filed in my office this 4th day of Oct 2011
RICHARD R. ROOKER, CLERK
Deputy Clerk

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