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FILED

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION 2012 MAY 29 PM 3:15

RICHARD R. ROOKER, CLERK

IN RE:	)	No. 12P-841
	)	
THE ESTATE OF **MABLE B. RYAN,**	)	
Deceased	)	

ORDER OF PROBATE

This cause was heard on the 29th day of May, 2012, before Robert H. Bradshaw, Jr., Probate Master of the Probate Division in the Seventh Circuit Court for Davidson County, Tennessee, upon the petition of David M. Ryan to have the Will of Mable B. Ryan (the "Decedent") admitted to probate for the purpose of facilitating it as a muniment of title. Based upon an examination of the Petition, the Last Will of the Decedent, and the affidavit of the subscribing witnesses to the Will, the Court finds that:

1. The Decedent died on December 14, 2010 at Nashville, Tennessee.

2. At the time of the Decedent's death, the Decedent was Eighty-Four (84) years of age and was a resident of Nashville, Davidson County, Tennessee.

3. The Decedent left a paper writing (the "Will") bearing a date of October 26, 2009, duly witnessed by Fran Kirk and Phillip Kirk.

4. The said Will was executed by the Decedent in the presence of the subscribing witnesses and the subscribing witnesses each signed said Will in the presence of each other and in the presence of the Decedent as fully appears from the Affidavit attached to the Will. The Affidavit of subscribing witnesses sets forth that the Decedent was over the age of eighteen years, of sound mind, memory and understanding and not under any restraint or in any way incompetent to make a Last Will.

5. The only asset of the estate is certain real property that the Decedent owned, as tenants by the entirety, with her husband, Melvin Ryan, at the time of their simultaneous deaths, located at 712 Shawnee Drive, Nashville, Davidson County, Tennessee 37205, described as follows:

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of Crest Meade, Section III, as of record in Plat Book 2331, page 150, Register's Office for said county.

BILL GARRETT, Davidson County
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Recvd: 06/21/12 11:36 4 pgs
Fees:22.00 Taxes:0.00
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Said Lot No. 179 fronts 120 feet on the southeasterly side of Shawnee Drive and extends back 399 feet on the northeasterly line and 456.7 feet on the southwesterly line, which is a broken line, to a dead line in the rear on which it measures 48.7 feet.

Being the same property conveyed to Melvin Ryan and wife, Mable Bernice Ryan, by deed from Lloyd H. Schmidt and wife, Vollie J. Schmidt, of record in Book 3986, page 52, dated January 29, 1966, said Register's Office.

Having died simultaneously with her husband, the Decedent is deemed to have survived her husband for purposes of her Will (the Will contains no provision for simultaneous death), and therefore she is deemed to own a 1/2 interest in the real estate located at 712 Shawnee Drive, Nashville, Davidson County, Tennessee 37205.

6. There is no necessity for appointing any personal representative to serve since there is no personal property. Moreover, it is not desired that there be any publication of notice to creditors. The only purpose for filing the Will for probate is to evidence the title of the devisee under the Will to a 1/2 undivided interest in the real property described hereinabove, and thereafter to register a certified copy of the Will in the Register's Office for Davidson County, Tennessee as a muniment of title in accordance with T.C.A. Sections 32-2-111 and 32-5-109

It is, therefore, **ORDERED**

1. That the Will be admitted to probate as the Last Will and Testament of the Decedent for the limited purpose of establishing a muniment of title to the parcel of real estate located in Davidson County described above.

2. That a certified copy of such may be registered in the Register's Office for Davidson County, Tennessee, where the real estate of the Decedent is situated, as a muniment of title.

ENTER, this 29th day of May, 2012.

Robert H. Bradshaw, Jr.
Probate Master

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DAVID A. CHILDRESS (BPR #12020)
Attorney for the Petitioner
102 Woodmont Blvd.
Suite 200
Nashville, TN 37205
(615) 386-9235

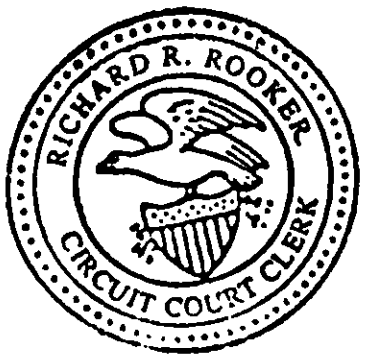
STATE OF TENNESSEE

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 MAY , 2012 , in Case Number 12P844 between RYAN, DAVID M. Petitioner, and RYAN, MABLE B. 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 MAY 2012

RICHARD R. ROOKER, Clerk,

SEAL



By _____
Deputy Clerk