BILL GARRETT, Davidson County
Trans:T20120071677 DEEDWARR
Recvd: 09/24/12 09:59 10 pgs
Fees:53.00 Taxes:158.73
20120924-0086431

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 42,900.00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LOC DISTRIBUTION, INC.	**NEW OWNER**	**06001008100**
439 CORNISH DR	**SAME**	
NASHVILLE, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

THE ESTATE OF MELBA C. HUDGENS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LOC DISTRIBUTION, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 80 ON THE MAP OF ALDRICH HEIGHTS SUBDIVISION, SECTION III AS OF RECORD IN BOOK 2663, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 80 FRONTS 110 FEET ON THE NORTHERLY MARGIN OF CORNISH DRIVE AND EXTENDS BACK BETWEEN LINES 282.7 FEET ON THE WESTERLY LINE AND 299.7 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 110.9 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JIMMY DEWEY HUDGINS AND WIFE, MELBA C HUDGENS BY WARRANTY DEED FROM WOODBINE HOMES, INC. DATED 01/23/59 AND RECORDED ON 01/28/59 IN BOOK 2864, PAGE 237, SAID REGISTER'S OFFICE FOR SAID COUNTY. JIMMY DEWEY HUDGINS PREDECEASED MELBA C. HUDGENS. MELBA C. HUDGENS HAVING SINCE DIED ON NOVEMBER 28, 2011.

LAST WILL AND TESTAMENT OF MELBA C. HUDGENS ATTACHED AS EXHIBIT A.

PROBATE COURT ORDER TO APPROVE SALE OF REAL PROPERTY, DOCKET NO. 12P-437 FILED ON SEPTEMBER 6, 2012, ATTACHED AS EXHIBIT B.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 439 CORNISH DR, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 14th day of September, 2012.

Melba Karen Russell Cook
Personal representative of the Estate of Melba C Hudgens

MELBA KAREN RUSSELL COOK
Personal representative of the Estate of Melba C. Hudgens

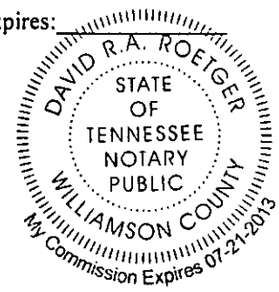
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MELBA KAREN RUSSELL COOK ., the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2012.

Notary Public

My Commission Expires:



Last Will and Testament

OF

MELBA C. HUDGENS

I, MELBA C. HUDGENS, a resident of Davidson County, Tennessee, do publish and declare this to be my Last Will and Testament, hereby revoking all prior testamentary instruments.

I

I direct that all my material debts, funeral expenses, expenses of my last illness and for the administration of my estate, and any estate or inheritance taxes that may be imposed by reason of my death, be paid out of my residuary estate by my Co-Executors, hereinafter named.

II

I specifically bequeath to my granddaughter, CHRISTA RUSSELL, my wedding ring set. I specifically bequeath to my granddaughter, STEPHANIE RUSSELL, the wedding ring set I inherited from my deceased sister, Helen Davis.

III

I give, devise and bequeath all of the remainder of my property, both real and personal, equally, to my two (2) children, MELBA KAREN RUSSELL COOK, and JAMES DEWEY HUDGENS, JR., or to their heirs as the case may be.

IV

I have not provided for any of my estate to be given to my husband, JAMES DEWEY HUDGENS, SR., if he should survive me, because I believe he will be well provided for in the event of my death, therefore, this action on my part is not out of any lack of love and affection for him.

V

I incorporate by reference, as fully as if copied verbatim, all the provisions and powers set forth in Tennessee Code Annotated Section 35-50-110,

testamentary instruments.

I

I direct that all my material debts, funeral expenses, expenses of my last illness and for the administration of my estate, and any estate or inheritance taxes that may be imposed by reason of my death, be paid out of my residuary estate by my Co-Executors, hereinafter named.

II

I specifically bequeath to my granddaughter, CHRISTA RUSSELL, my wedding ring set. I specifically bequeath to my granddaughter, STEPHANIE RUSSELL, the wedding ring set I inherited from my deceased sister, Helen Davis.

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V

I incorporate by reference, as fully as if copied verbatim, all the provisions and powers set forth in Tennessee Code Annotated Section 35-50-110, which section enumerates the administrative powers that I hereby confer upon my Co-Executors.

VI

I appoint my children, MELBA KAREN RUSSELL COOK and JAMES DEWEY HUDGENS, JR., to be the Co-Executors of this my Last Will and Testament. If for some reason they should not qualify or be able to serve as Executors, then in that case, I appoint my niece, DONNA LEA FIELDS, as Executrix of this instrument (All references in this instrument to Executor shall apply equally to Executrix).

I direct that no bond or other security shall be required of the above named fiduciaries for the faithful performance of their respective duties.

IN WITNESS WHEREOF, I have hereunto set my hand this 23 day of March, 1988, and do publish and declare this is my Last Will and Testament, in the presence of each and all of the subscribing witnesses whom I have requested to act as such by signing their names as attesting witnesses in my presence and in the presence of each other, and by signing the Affidavit attached, pursuant to the provisions of Tennessee Code Annotated Section 32-2-110.

Melba C. Hudgens
MELBA C. HUDGENS

Witnesses:

Betty Buckner

Ann Graves

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

We, the undersigned, being first duly sworn, make oath that MELBA C. HUDGENS, on the day and date above written, declared and signified to us that this instrument is her Last Will and Testament; that she signed said instrument in our sight and presence and in the sight and presence of each other, then subscribed our names hereto as attesting witnesses; that at the time of execution the testatrix was more than 18 years of age, of sound mind and disposing memory, and did not appear under any undue influence; and that the undersigned, each being more than 18 years of age, make and sign this Affidavit at the testatrix's request on the day and date above written.

Betty Buckner

Ann Graves

Sworn to and subscribed before me this 23rd day of March, 1988.

Rickal P. Batts
NOTARY PUBLIC

My Commission Expires:

1-21-90

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

FILED
SEP 6 2012
RICHARD R. ROOKER, Clerk
By Deputy

IN RE:	)	
	)	
ESTATE OF :	)	DOCKET NO. 12P-437
MELBA C. HUDGENS	)	
	)	
KAREN COOK, ADMINISTRATRIX	)	

ORDER TO APPROVE SALE OF REAL PROPERTY

This matter came on to be heard before The Honorable Randy Kennedy , Judge, Seventh Circuit Court, Probate Division, on the 7th day of September, 2012, upon the Motion To Approve Sale of Real Property. It appearing to the Court that the Personal Representative obtained a contract for the sale of real property located at 439 Cornish Drive, Nashville, TN. 37207 for Forty-Two Thousand Nine Hundred Dollars, subject to the approval of this Court. The Assessor for Davidson County has valued the property at $114,500. The lower contract price of $42,900 is due to the fact that the property needs substantial repairs. Evidence by photos of the decline of the property was presented.

It is the opinion of the Personal Representative that the contract offered by Mr. Michael Burks for $42,900 should be accepted. The contract offered is subject to the Court's approval.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by the Court that the contract for sale of real property at 439 Cornish Drive, Nashville, Tennessee for $42,900 as presented to the Court shall be and is **APPROVED.**

ENTRED, this 7th day of September, 2012.

RANDY KENNEDY, JUDGE
SEVENTH CIRCUIT COURT
PROBATE DIVISION

APPROVED FOR ENTRY:

JOHN E. CLEMMONS, ESQ. (BPR# 18354)
306 GAY STREET, SUITE 301
NASHVILLE, TENNESSEE 37201
(615) 259-9629
Attorney for Personal Representative

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and exact copy of the foregoing document has been sent by U.S. Mail, first class, postage prepaid to the following, this 7th day of September, 2012:

Karen Russell Cook, Personal Representative
129 Oak Leaf Drive
Hendersonville, TN. 37075

Mr. James Dewey Hudgens, Jr.
439 Cornish Drive
Nashville, TN. 37207



John E. Clemmons, Esq.
306 Gay Street, Suite 301
Nashville, TN. 37201
615-259-9629

SEVENTH CIRCUIT (PROBATE) COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS OF ADMINISTRATION *CTA*

Estate of **Melba C. Hudgens**, Docket#**12P-437**

To: **Melba Karen Russell Cook**

IT APPEARING to the Court that **Melba C.Hudgens** has died, leaving a written will which has been duly proven in open Court, and application being made to have Letters of Administration with the Will annexed granted to you on the estate of this decedent in order to complete the administration, and you having qualified according to law, and the Court having ordered that Letters issue:

THEREFORE, you,**Melba Karen Russell Cook**, are empowered to enter upon the execution of said Will and take into your possession all the property, and to make to this Court, within sixty days from this date, a perfect Inventory thereof and to make due collection of all debts, and after paying all the just demands against the estate, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hand, and to do all other things that may be required, according to the provisions of said Will, and the law of the land. HEREIN FAIL NOT.

WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this 29thth day of March, 2012.

Richard R. Rooker, Clerk

Order of 03/29/12 _____ D.C.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Richard R. Rooker, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters of Administration with the will annexed, issued to **Melba Karen Russell Cook**, in this estate, and I do further certify that this person(s) is still acting as the personal representative in this estate, and continues to be entitled to full faith and credit, as it appears from the records in my office at Nashville, Tennessee, this 29th day of March, 20 12.

Richard R. Rooker, Clerk

_____ D.C.