IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

FILED
SEP 26 2012
RICHARD R. ROCKER, Clerk
By: _____ Deputy

ESTATE OF STANLEY C. LIPSKI, JR., Deceased.	
	NO: 12P-1445
BY:	
RICHARD H. HAMILTON **125 JONES HILL RD** **COTTONTOWN TN 37048-4727**	
Petitioner.	

BILL GARRETT, Davidson County
Trans:T20120072598 ORDER
Recvd: 09/26/12 11:39 4 pgs
Fees:22.00 Taxes:0.00
20120926-0087550

ORDER FOR PROBATE
FOR MUNIMENT OF TITLE ONLY

Based upon an examination of the Petition filed in this case, the decedent's Last Will & Testament dated December 11, 1996, the representations of counsel, and the record as a whole, the Court finds as follows:

1. The decedent was a resident of Davidson County, Tennessee.

2. The decedent died on or about July 21, 2012, at the age of 76 years.

3. The decedent left a Last Will & Testament dated December 11, 1996, which was signed and witnessed by Cynthia Grace Johnson and Jena L. Friedmann; the applicable attestation clause attached to said Will.

4. At the time of his death, the decedent owned a house and lot (Parcel Identification 060 12 0 065.00) and an adjacent unimproved lot (Parcel Identification 060 12 0 066.00) in Davidson County, Tennessee. The decedent's Last Will & Testament specifically names his step-son, **Richard H. Hamilton**, as the sole and residuary beneficiary of his estate. As such, **Richard H. Hamilton**, is vested with ownership of these two (2) subject parcels in accordance with Tenn. Code Ann. § 31-2-103. Also, said Last Will & Testament conveys to the decedent's life-partner, **Mary Ann Cox**, a life estate in these two (2) parcels. It was the express intention of the decedent to reserve a life estate for his life-partner, **Mary Ann Cox**, during the full term of her natural life which included the right to possess and occupy these two (2) parcels of realty.

The realty at Parcel Identification 060 12 0 065.00 is more particularly described as follows:

> LAND in Davidson County, Tennessee, in the 12th Civil District, being more accurately described in deed of record in Book 5369, Page 730, to which reference is hereby made for a more accurate description thereof
>
> BEING the same property conveyed to Stanley C. Lipski by Janice K. Lipski pursuant to a Final Decree of Divorce of record in Book 8969, Page 587, Register's Office for Davidson County, Tennessee; the said Stanley C. Lipski and Stanley C. Lipski, Jr. being one and the same.
>
> This is improved property known as 207 Hart Lane, Nashville, TN 37207.

The unimproved realty at Parcel Identification 060 12 0 066.00 is more particularly described as follows:

> LAND in Davidson County, Tennessee, in the 12th Civil District, being more accurately described in deed of record in Book 5369, Page 728, to which reference is hereby made for a more accurate description thereof
>
> BEING the same property conveyed to Stanley C. Lipski by Janice K. Lipski pursuant to a Final Decree of Divorce of record in Book 8969, Page 587, Register's Office for Davidson County, Tennessee; the said Stanley C. Lipski and Stanley C. Lipski, Jr. being one and the same.
>
> This is unimproved property on Hart Lane in Nashville, TN 37207.

BASED ON THESE FINDINGS, IT IS ORDERED, ADJUDGED, AND DECREED AS FOLLOWS:

1. The decedent's Last Will & Testament, dated December 11, 1996, is admitted to Probate for the purpose of establishing muniment of title in accordance with Tenn. Code Ann. § 32-2-111, and in accordance with the decedent's Last Will & Testament and Tenn. Code Ann. § 31-2-103, the owner of decedent's two (2) real properties now being **Richard H. Hamilton.**

2. The realty at Parcel Identification 060 12 0 065.00 is more particularly described as follows:

LAND in Davidson County, Tennessee, in the 12th Civil District, being more accurately described in deed of record in Book 5369, Page 730, to which reference is hereby made for a more accurate description thereof

BEING the same property conveyed to Stanley C. Lipski by Janice K. Lipski pursuant to a Final Decree of Divorce of record in Book 8969, Page 587, Register's Office for Davidson County, Tennessee; the said Stanley C. Lipski and Stanley C. Lipski, Jr. being one and the same.

This is improved property known as 207 Hart Lane, Nashville, TN 37207.

3. The unimproved realty at Parcel Identification 060 12 0 066.00 is more particularly described as follows:

LAND in Davidson County, Tennessee, in the 12th Civil District, being more accurately described in deed of record in Book 5369, Page 728, to which reference is hereby made for a more accurate description thereof

BEING the same property conveyed to Stanley C. Lipski by Janice K. Lipski pursuant to a Final Decree of Divorce of record in Book 8969, Page 587, Register's Office for Davidson County, Tennessee; the said Stanley C. Lipski and Stanley C. Lipski, Jr. being one and the same.

This is unimproved property on Hart Lane in Nashville, TN 37207.

4. The decedent's life-partner, **Mary Ann Cox**, is conveyed a life estate in these two (2) parcels of realty during the full term of her natural life which includes the right to possess and occupy these two (2) parcels of realty.

ENTERED this 26 day of September 2012.

JUDGE

I hereby certify that this is a true copy of original instrument filed in my office this 26 day of Sept 2012.
RICHARD R. ROOKER Clerk
By _____ Deputy Clerk

APPROVED FOR ENTRY:

LAURA TEK, #16523
Rivergate Park Office Building
1994 Gallatin Pike North, Suite 309
Madison, TN 37115
615/851-2100
Counsel for Richard H. Hamilton

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing Order was sent by U.S. Mail, postage prepaid, to:

Richard H. Hamilton
125 Jones Hill Road
Cottontown, TN 37048-4727

Mary Ann Cox
207 Hart Lane
Nashville, TN 37207

on this 26th day of September 2010.

LAURA TEK