IN THE PROBATE COURT OF SHELBY COUNTY, TENNESSEE

IN RE:	)	
	)	
Estate of JOE G. DENISON,	)	No. D-15771
	)	
Deceased.	)	
	)	

ORDER OF PROBATE FOR MUNIMENT OF TITLE

This cause having come on to be heard on March 8, 2013, upon the sworn Petition to Admit Will to Probate for Muniment of Title of Petitioner Marilyn Denison Lee, pursuant to §§32-2-111 and 30-1-117 Tennessee Code Annotated, the introduction of a written document bearing the date of September 1, 2008, purporting to be the Will of Joe G. Denison, the Affidavit of subscribing witnesses, the sworn testimony of Petitioner in open court, the statements of counsel, and upon the entire record in the cause, and it appearing to the Court, from the averments in said Petition, the document purporting to be the Will of Joe G. Denison, the Affidavit of subscribing witnesses, the testimony of Petitioner upon oath in open court, and the statements of counsel, that:

1. Decedent, Joe G. Denison, died on June 26, 2011, at the age of 93 years. At the time of his death, Decedent was domiciled in and a resident citizen of Memphis, Shelby County, Tennessee, residing at 8920 Pembroke Ellis Drive, Memphis, Tennessee 38133; and

2. Decedent left a Will dated September 1, 2008, which Decedent declared on that date and in the presence of the attesting witnesses to be his Will, which was signed by Decedent on that date in the presence of the attesting witnesses, and which, at the request of Decedent, was signed by the attesting witnesses thereto on that date in the presence of Decedent and in the presence of each other; and

BILL GARRETT, Davidson County
Trans:T20130026596 ORDER
Recvd: 04/02/13 13:44 10 pgs
Fees:52.00 Taxes:0.00
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FILED FOR ENTRY
MAR 08 2013

3. Petitioner, a resident citizen of Memphis, Shelby County, Tennessee, residing at 8920 Pembroke Ellis Drive, Memphis, Tennessee 38133, is the adult daughter and sole heir at law and beneficiary of Decedent; and

4. At the time of his death, Decedent owned certain real property and improvements known as 2308 Shadow Lane, Nashville, Davidson County, Tennessee 37216. Said real property is more particularly described as:

> Land in Davidson County, Tennessee, being Lot No. 25 on the map of Riverwood Heights, duly recorded at Plat Book 1835, Page 42 in the Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the south margin of Shadow Lane at the corner of Lots Nos. 25 and 26; thence with the line between said Lots southerly 150 feet to a point; thence easterly 75 feet to the corner of Lots Nos. 24 and 25; thence with the line between said Lots northerly 150 feet to the south margin of Shadow Lane; thence with the margin of the same, westerly 75 feet to the beginning.
>
> This being the same property conveyed to the Decedent and his wife, Mary Hornsby Denison, as tenants by the entirety, by Warranty Deed dated the September 19, 1949, which Deed was duly recorded at Plat Book 1757, Page 439, in the Register's Office for Davidson County, Tennessee, on or about September 21, 1949.

Decedent was predeceased by his wife, Mary Hornsby Denison, who passed away on May 2, 2003; and

5. The estimated gross value of Decedent's estate for Tennessee Inheritance Tax purposes is $130,000.00.

IT IS, THEREFORE, HEREBY ORDERED, ADJUDGED AND DECREED that:

a. The Decedent's Will, dated September 1, 2008, be, and hereby is, admitted to probate to be recorded for muniment of title to real estate and personal property/~~located therein~~ intangible. a.

b. Unless otherwise necessitated, no formal administration of this estate is or shall be required

c. This matter shall be and is hereby closed without further Order.

JUDGE MAR 08 2013

DATE:_____

APPROVED:

Aubrey L. Brown, Jr.
Attorney for Petitioner
530 Oak Court Drive, Suite 355
Memphis, Tennessee 38117
(901) 821-0044
No. 16425

Will of Joe G. Denison

Part 1. Personal Information

I, Joe G. Denison, a resident of the State of Tennessee, declare that this is my will. My Social Security number is [redacted]4172.

ADMIT TO PROBATE
MAR 08 2013
JUDGE

Part 2. Revocation of Previous Wills

I revoke all wills and codicils that I have previously made.

Part 3. Children

I have the following child now living: Marilyn Denison Lee.

[redacted]NT OF TITLE ONLY

Part 4. Grandchildren

I have the following grandchild now living: Elizabeth L. Underwood.

Part 5. Disposition of Property

A beneficiary must survive me for at least 45 days to receive property under this will. As used in this will, the phrase "survive me" means to be alive or in existence as an organization on the 45th day after my death.

If I leave property to be shared by two or more beneficiaries, and any of them does not survive me, I leave his or her share to the others equally unless this will provides otherwise.

"Entire estate" means all property I own at my death that is subject to this will.

I leave my entire estate to my child Marilyn Denison Lee. If Marilyn Denison Lee does not survive me, I leave my entire estate to Elizabeth L. Underwood.

All personal and real property that I leave in this will shall pass subject to any encumbrances or liens placed on the property as security for the repayment of a loan or debt.

Part 6. Executor

I name Marilyn Denison Lee to serve as my executor.

No executor shall be required to post bond.

Part 7. Executor's Powers

I direct my executor to take all actions legally permissible to have the probate of my will done as simply and as free of court supervision as possible under the laws of the state

having jurisdiction over this will, including filing a petition in the appropriate court for the independent administration of my estate.

I grant to my executor the following powers, to be exercised as she deems to be in the best interests of my estate:

1. To retain property without liability for loss or depreciation.
2. To dispose of property by public or private sale, or exchange, or otherwise, and receive and administer the proceeds as a part of my estate.
3. To vote stock; to exercise any option or privilege to convert bonds, notes, stocks or other securities belonging to my estate into other bonds, notes, stocks or other securities; and to exercise all other rights and privileges of a person owning similar property.
4. To lease any real property in my estate.
5. To abandon, adjust, arbitrate, compromise, sue on or defend and otherwise deal with and settle claims in favor of or against my estate.
6. To continue or participate in any business which is a part of my estate, and to incorporate, dissolve or otherwise change the form of organization of the business.

These powers, authority and discretion are intended to be in addition to the powers, authority and discretion vested in her by operation of law by virtue of her office, and may be exercised as often as is deemed necessary or advisable, without application to or approval by any court.

Part 8. Payment of Debts

Except for liens and encumbrances placed on property as security for the repayment of a loan or debt, I direct that all debts and expenses owed by my estate be paid in the manner provided for by the laws of Tennessee.

Part 9. Payment of Taxes

I direct that all estate and inheritance taxes assessed against property in my estate or against my beneficiaries be paid in the manner provided for by the laws of Tennessee.

Part 10. No-Contest Provision

If any beneficiary under this will contests this will or any of its provisions, any share or interest in my estate given to the contesting beneficiary under this will is revoked and

shall be disposed of as if that contesting beneficiary had not survived me.

Part 11. Severability

If a court invalidates any provision of this will, that shall not affect other provisions that can be given effect without the invalid provision.

Signature

I, Joe G. Denison, the testator, sign my name to this document, this 1 ST day of SEPT, 2008, at Memphis Tn. . I declare that I sign and execute this document as my last will, that I sign it willingly and that I execute it as my free and voluntary act. I declare that I am of the age of majority or otherwise legally empowered to make a will, and under no constraint or undue influence.

Signature: Joe G Denison

Witnesses

We, the witnesses, sign our names to this document, and declare that the testator willingly signed and executed this document as the testator's last will.

In the presence of the testator, and in the presence of each other, we sign this will as witnesses to the testator's signing.

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Will of Joe G. Denison

To the best of our knowledge, the testator is of the age of majority or otherwise legally empowered to make a will, is of sound mind and is under no constraint or undue influence.

We declare under penalty of perjury that the foregoing is true and correct, this 1st day of September, 2008, at Memphis, TN.

First Witness

Sign your name: Susan L. Weaver

Print your name: Susan L. Weaver

Address: 2156 Tompkins Lane

City, State: Millington, TN 38053

Second Witness

Sign your name: Kay Ryan

Print your name: Kay Ryan

Address: 1095 Fair Meadow Road

City, State: Memphis, Tenn. 38117

INSTRUCTIONS: Self-Proving Affidavit

Your state allows you to make your will self-proving. Doing this has absolutely nothing to do with your will's legality—a properly signed and witnessed will is legal whether or not it is self-proving.

However, by making your will self-proving, you give the court additional assurance that the will was made by you. This may speed the admission of your will to probate and make things easier for your executor, especially if none of your witnesses can be located after your death.

To make your will self-proving, you and your witnesses must sign the attached affidavit (a written statement under oath) in front of a notary public. Then you should attach the affidavit to your will. Follow these steps:

1. Sign and witness your will exactly as described in the instructions accompanying the will.

2. Either have a notary present at the will signing, or find one later. Either way, you and your witnesses must personally appear before the notary and identify yourselves with a driver's license, birth certificate, passport or other official identification. (The notary can tell you which documents to bring.)

3. If the notary has his or her own form for making your will self-proving, use that form and follow the notary's instructions.

4. If you use our affidavit, put your name and your witnesses' names in the spaces indicated in the affidavit, and give it to the notary. He or she will have you and your witnesses swear to the truth of the statements in the affidavit. (These are basically the same statements you used when the will itself was being signed and witnessed.) The notary will then date and sign the affidavit and put his or her notary seal on it.

5. Staple the affidavit to your will. If you ever make a new will, you should also redo your affidavit.

REMINDER: You and your witnesses must sign the will in addition to signing this affidavit. The affidavit and the will are two separate documents.

Affidavit

State of Tennessee
County of: Shelby

I, the undersigned, an officer authorized to administer oaths, certify that Joe George Denson, the testator, and Kay Ryan + Sue Weaver and Kay Ryan + Sue Weaver, the witnesses, whose names are signed to the attached or foregoing instrument and whose signatures appear below, having appeared together before me and having been first duly sworn, each then declared to me that:

1. the attached or foregoing instrument is the last will of the testator;
2. the testator willingly and voluntarily declared, signed and executed the will in the presence of the witnesses;
3. the witnesses signed the will upon request by the testator, in the presence and hearing of the testator and in the presence of each other;
4. to the best knowledge of each witness the testator was, at that time of the signing, of the age of majority (or otherwise legally competent to make a will), of sound mind and under no constraint or undue influence; and
5. each witness was and is competent, and was then 18 years of age or older.

Testator: Joe George Denson

Witness: Kay Ryan

Witness: Susan Weaver

Subscribed, sworn to and acknowledged before me by Joe George Denson, the testator, and by Kay Ryan and Sue Weaver, witnesses, this 2nd day of September, 2008.

Signature: Vera A. Crisp

VERA A. CRISP
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires January 26, 2011

STATE OF TENNESSEE,
SHELBY COUNTY

I, Paul Boyd, Clerk of the Probate Court of said County, do hereby certify that the foregoing NINE (9) pages contain a full, true and exact copy of ORDER OF PROBATE FOR MUNIMENT OF TITLE AND WILL OF JOE G. DENISON.

as the same appears of record on file in D-15771

of this office

In Testimony, Whereof, I have hereunto set my hand and affixed the seal of said Court, at office, in the City of Memphis, this 21ST day of MARCH 20 13.

Paul C. Boyd
Clerk

STATE OF TENNESSEE
SHELBY COUNTY.

PROBATE COURT

Memphis, Tennessee

I, ROBERT BENHAM, presiding Judge of Division One of Probate Court of said County, certify that Paul Boyd, who gave the foregoing Certificate, is now, and was at the time of signing the same, Clerk of Court, and that said Court is a Court of Record, and that his attestation is in due form, and his official acts, as such, are entitled to full faith and credit.

Witness my hand, this 21ST day of MARCH 20 13.

Robert Benham
Judge

STATE OF TENNESSEE
SHELBY COUNTY

I, Paul Boyd, Clerk of Probate Court of said County, certify that HON. ROBERT BENHAM whose signature appears to the above and hereto annexed Certificate, is and was at the time of signing, presiding Judge of Division One of the Probate Court in and for the County and State aforesaid, duly commissioned and qualified, and that all his official acts as such are entitled to full faith and credit.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Court, at office, in the City of Memphis, this 21ST day of MARCH 20 13.

Paul C. Boyd
Clerk