BILL GARRETT, Davidson County
Trans:T20130102557 ORDER
Recvd: 12/06/13 11:45 3 pgs
Fees:17.00 Taxes:0.00
20131206-0124366

Tax Map 041-06-0 Parcel 014.00
Send Tax Bills to:

Johnny Marvin Coble
1335 Bell Grimes Lane
Nashville, TN 37207

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

FILED
DEC 6 2013
RICHARD R. ROOKER, Clerk
By _____ Deputy

IN THE ESTATE OF:	)	
	)	
PEGGY L. COBLE,	)	No. 13P-1828
	)	
Deceased.	)	

ORDER ADMITTING WILL TO PROBATE AND ESTABLISHING TITLE TO CERTAIN REAL ESTATE

This cause came to be heard on the 6th day of December, 2013, before the Honorable Jennifer Surber, Special Master for Davidson County, Tennessee, upon the Petition to admit to probate without administration the Last Will and Testament dated July 29, 1996, and the holographic Codicil dated July 23, 2004, of Peggy L. Coble.

From those documents exhibited to the Court, the affidavits of the attesting witnesses to the July 29, 1996 Will, the verified Petition filed in this cause, the testimony of witnesses, the statements of counsel, and the entire record in this matter, the Court finds that the instruments should be admitted to probate as the Last Will and Testament of Peggy L. Coble and Codicil thereto for the purpose of establishing a muniment of title to real estate under T.C.A. § 32-2-111.

It is therefore ORDERED, that the Last Will and Testament executed July 29, 1996, and the holographic Codicil dated July 23, 2004 of Peggy L. Coble be admitted to probate without administration for the purpose of establishing a muniment of title to a parcel of real estate located in Davidson County, Tennessee, having a street address of 1335 Bell Grimes Lane, Nashville, TN 37207, which is more fully described as follows:

> Land in Davidson County, Tennessee, being Lot No. 492 on the Plan of Bellshire Estates, Secion "B", as of record in Book 2331, pages 128 and 129, Register's Office for said county.
>
> Said Lot No. 492 fronts 130 feet on the south side of Bell Grimes Lane and runs

back 294.6 feet on the east line and 164.7 feet on the west line to a dead line in the rear on which it measures 185 feet.

Being the same property conveyed to Peggy L. Coble, as her sole and separate estate in fee simple by quitclaim deed from Marvin C. Coble, as recorded in Book 5554, page 708, R.O.D.C., Tennessee. Said conveyance being subject to the indebtedness owed to Fidelity Federal Savings & Loan Association of Nashville as recorded in Book 2813, page 87 and a Second Mortgage to Thomas W. Batey of record in Book 2331, page 126 and page 29, R.O.D.C., Tennessee, both of which Grantee therein assumed and agreed to pay pursuant to the Judgment of Absolute Divorce in the Third Circuit court for Davidson County, Tennessee, of record in Minute Book 116A/46.

Being the same property conveyed to Marvin C. Coble and wife, Peggy L. Coble, by deed from Charles A. Garrison, et ux, as recorded in Book 4096, page 59, R.O.D.C., Tennessee.

This parcel of real property vests in equal shares to Johnny Marvin Coble, Jerry Wayne Coble, Julie Diane Smith and Jennifer Aline Coble as Tenants in Common with a life estate vesting in Johnny Marvin Coble for so long as he pays property taxes and maintains insurance on said real property.

This the 6th day of December, 2013.

Special Master

Approved for entry:

JOHN R. MILES (Reg. No. 013246)
Attorney at Law
Barristers Building
329 Union Street
Nashville, Tennessee 37201-1415
randy@jrmiles.com
(615) 242-2525

RICHARD R. ROOKER CIRCUIT COURT CLERK

I hereby certify that this is a true copy of original instrument filed in my office this 6th day of Dec 2013
RICHARD R. ROOKER Clerk
By _____ Deputy Clerk

CERTIFICATE OF SERVICE

I, John R. Miles, hereby certify that this 7th day of November, 2013, a true and correct copy of the foregoing was hand delivered or mailed via U. S. first-class mail, postage prepaid, to the following interested parties:

Johnny Marvin Coble
1335 Bell Grimes Lane
Nashville, TN 37207

Jerry Wayne Coble
1104 N. Graycroft Ave.
Madison, TN 37115

Julie Diane Smith
104 Rolling Mill Road
Old Hickory, TN 37138

Jennifer Aline Coble
141 Tusculum Square Drive
Nashville, TN 37211

JOHN R. MILES