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

IN RE:	)	
	)	
PROBATE OF LAST WILL AND TESTAMENT OF ARTHUR L. LEPLEY, Deceased.	)	**NO.** 14P139
	)	
	)	

FILED
JAN 30 2014
RICHARD R. ROOKER, Clerk
By _____ Deputy

ORDER

This cause came on to be heard on the 30th day of January, 2014, before the Special Probate Master of the Probate Court of Davidson County, Tennessee, and based upon an examination of the Petition for Muniment of Title filed by Petitioner Judy S. Adams, the Court finds as follows:

1. That the decedent, Arthur L. Lepley, was a resident of Nashville, Davidson County, Tennessee, residing at 1248 N. Avondale Circle.

2. That the decedent died on January 20, 2011 in Lauderdale County, Alabama, at eighty-seven (87) years of age.

3. That the decedent left a Last Will and Testament dated April 15, 2009, which was properly executed and duly witnessed, as attested by the Affidavit of J. Stephen Brown and Melanie Beatty, witnesses thereto, said Will and Affidavit having been filed with the Court.

4. That there is one parcel of real property in the decedent's estate, said one parcel of real property, described as follows:

> Land in ~~Davidson~~ Davidson County, Tennessee, being Lot No. 36 on the Plan of E. C. Scruggs, First Avondale, as of record in Book 161, page 13, Register's Office for said County.

BILL GARRETT, Davidson County
Trans:T20140007003 ORDER
Recvd: 01/30/14 13:21 5 pgs
Fees:27.00 Taxes:0.00
20140130-0008460

Said Lot No. 36 fronts 50 feet on the south side of Greenwood Avenue and extends back between parallel lines 149 feet to an alley.

Being the same property conveyed to Arthur L. Lepley and wife, Sara B. Lepley (now deceased) by quitclaim deed of record in Book 8184, page 369, said Register's Office.

This is improved property known as 1248 N. Avondale Circle, Nashville, Tennessee 37207.

5. That, pursuant to Item III of the decedent's Last Will and Testament, Mark Carson, grandson of the decedent, is granted a life estate in the real property, and that the legatees and devisees under Item III of the Last Will and Testament, all of whom are adults, who are bequeathed an interest in the real property are as follows:

(a)	Judy S. Adams 1160 Middle Fork Road Hartsville, TN 37064	1/9th share
(b)	Shirley Carson (deceased) Survived by sons:	
	Mark Carson 1248 N. Avondale Circle Nashville, TN 37207	1/18th share
	Michael Dewayne Carson 1386-A Campbell Road Goodlettsville, TN 37072	1/18th share
(c)	Vickie Rhodes 133 South Kirkman Street Florence, AL 35630	1/9th share
(d)	Arthur Ray Lepley c/o Patricia Jenkins 2997 Greenhill Drive Centerville, TN 37033	1/9th share
(e)	Misty Lepley	1/18th share

1248 N. Avondale Circle
Nashville, TN 37207

(f)	Jimmy Lepley TOMIS ID #00300748 Northwest Correctional Complex 960 State Route 212 Tiptonville, TN 38079	1/18th share
(g)	Samantha Pruitt OCA #179391 Metro – Davidson County Detention Center 5115 Harding Place Nashville, TN 37211	1/18th share
(h)	Tanya Lepley 1248 N. Avondale Circle Nashville, TN 37207	1/18th share
(i)	William Eugene Beard 711 Fatherland Street Nashville, TN 37206	1/9th share
(j)	Donald Beard 917 Boscobel Street Nashville, TN 37206	1/9th share
(k)	Patricia Jenkins 2997 Greenhill Drive Centerville, TN 37033	1/9th share

6. That the Petitioner, Judy S. Adams, who is named Executrix pursuant to Item VII of the decedent's Last Will and Testament, does not wish to qualify as Executrix and has waived her right so to qualify, her only purpose in presenting the decedent's Last Will and Testament to probate being her wish to establish muniment of title of the real property referenced herein. It is, therefore,

ORDERED, ADJUDGED and DECREED that the instrument dated April 15, 2009, and presented to the Court by the Petitioner, is the Last Will and Testament of Arthur L. Lepley, deceased, and pursuant to Tenn. Code Ann. § 32-2-111, the Clerk of this Court is hereby directed to file and record the same, without the issuance of Letters Testamentary to the Petitioner, Judy S. Adams, the named Executrix, she having waived her right to so act. It is further.

ORDERED, ADJUDGED and DECREED that muniment of title of the real property herein described is established in the named devisees and legatees set forth in Paragraph 5 above, with a life estate in said real property granted to Mark Carson, pursuant to Tenn. Code Ann. § 32-2-111 and Tenn. Code Ann. § 32-2-107. It is further

ORDERED, ADJUDGED and DECREED that the costs of this cause shall be taxed to the Petitioner, for which execution may issue, if necessary.

ENTER this 30th day of June, 2014.

SPECIAL PROBATE MASTER

APPROVED FOR ENTRY:

NEAL & HARWELL, PLC

By: _____
Philip D. Irwin, #012128

I hereby certify that this is a true and correct copy of original instrument filed in my office this 30 day of SEPTEMBER, 2014.
RICHARD R. ROOKER, CIRCUIT COURT CLERK
By _____ Deputy Clerk

150 Fourth Avenue, North
Suite 2000
Nashville, TN 37219
(615) 244-1713 - Telephone
(615) 726-0573 - Facsimile
Counsel for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing has been sent via first class mail, postage prepaid, to the following:

Judy S. Adams
1160 Middle Fork Road
Hartsville, TN 37064

Mark Carson
1248 N. Avondale Circle
Nashville, TN 37207

Michael Dewayne Carson
1386-A Campbell Road
Goodlettsville, TN 37072

Vickie Rhodes
133 South Kirkman Street
Florence, AL 35630

Arthur Ray Lepley
c/o Patricia Jenkins
2997 Greenhill Drive
Centerville, TN 37033

Misty Lepley
1248 N. Avondale Circle
Nashville, TN 37207

Jimmy Lepley
TOMIS ID #00300748
Northwest Correctional Complex
960 State Route 212
Tiptonville, TN 38079

Samantha Pruitt
OCA #179391
Metro – Davidson County Detention Center
5115 Harding Place
Nashville, TN 37211

Tanya Lepley
1248 N. Avondale Circle
Nashville, TN 37207

William Eugene Beard
711 Fatherland Street
Nashville, TN 37206

Donald Beard
917 Boscobel Street
Nashville, TN 37206

Patricia Jenkins
2997 Greenhill Drive
Centerville, TN 37033

this the 27th of January, 2014.