IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

FILED
DEC 04 2013
RICHARD R. ROOKER, Clerk
By: _____ D.C.

IN RE: Estate of KATHERINE S. BUCHANAN, ***Deceased***

BILL GARRETT, Davidson County
Trans:T20140007544 ORDER
Recvd: 02/03/14 09:34 6 pgs
Fees:32.00 Taxes:0.00
20140203-0009166

NO. 13P1890

ORDER ADMITTING WILL TO PROBATE TO ESTABLISH MUNIMENT OF TITLE

THIS CAUSE came on to be heard on the 4th day of December, 2013, before the Honorable ~~John Madison, Special Master~~ Randy Kennedy, Judge of the Probate Court for Davidson County, upon the petition of Ronald B. Buchanan that the Will ("Will") of Katherine S. Buchanan, deceased, be admitted to probate. Based upon the statements of the petitioner and counsel for the estate, Ronald B. Buchanan; testimony of the witnesses, Vicki Buchanan and E.A. Sircy, Jr., by affidavit, and the record in this case, the Court finds that:

1. Katherine S. Buchanan died on October 10, 2013, at the age of 90 years. At the time of her death, she resided at 640 Canton Pass, Madison, Davidson County, Tennessee. She was not married at the time of her death. Her husband, Raymond B. Buchanan, predeceased her.

2. The Petitioner, Ronald B. Buchanan, is the son of the decedent and he resides at 102 Savoy Circle, Nashville, Davidson County, Tennessee 37205.

3. The decedent, Katherine S. Buchanan, owned in her name only at the time of her death the real property located at 640 Canton Pass, Madison, Davidson County, Tennessee. Said real property was appraised for Davidson County property tax purposes for a total of $119,500.00. A legal description of the property is as follows:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Schoolside Heights, as of record in Book 3700, page 38, Register's Office of Davidson County, Tennessee

Said Lot No. 6 fronts 89 feet on the westerly margin of Canton Pass, and runs back between lines, 137.5 feet on the southerly line, and 156.7 feet on the northerly line, to a line in the rear, measuring 86.6 feet thereon,

Being the same property conveyed to Raymond B. Buchanan and Katherine S. Buchanan, by Quit Claim Deed dated October 25, 1977, of record in Book 5214, page 850, Register's Office for Davidson County, Tennessee.

4. The decedent left a document purporting to be her will dated April 27, 2010 that was entirely in her handwriting, dated and signed by her. It leaves all of her estate to the Petitioner to make disposition as she had instructed him.

5. The self-authenticating affidavits of two witnesses, E. A. Sircy, Jr. and Vicki Buchanan, were attached to the Petition stating that they are familiar with the decedent's handwriting, the document was written, dated and signed by Katherine Buchanan, and she was an adult of sound mind and disposing memory when the document was written.

6. The Court finds the Petitioner's request for the document dated April 27, 2010 to be admitted to probate in Davidson County to establish muniment of title only in accordance with T.C.A. § 32-5-109 to be well taken and it should be granted.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED by the Court that the Will of Katherine S. Buchanan, deceased, be admitted to probate in Davidson County, Tennessee, to establish muniment of title only pursuant to T.C.A. § 32-2-111 and § 32-5-109. The legal description of the property is set forth in Paragraph 3 above.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Clerk certify a copy of the will admitted to probate so that it can be recorded in the Register's Office of Davidson County, Tennessee as a muniment of title in accordance with T.C.A. § 32-5-109.

DATED the 3 day of Dec, 2013.

JOHN MANSON, Special Master
Randy Kennedy, Judge

APPROVED FOR ENTRY:

RONALD B. BUCHANAN (#2507)
Attorney for the Personal Representative
165 Indian Lake Blvd., Suite 101
Hendersonville TN 37075
(615) 822-5700

Certificate of Service

I hereby certify that a copy of the foregoing has forwarded to Karen Reeves, 259 Old Hickory Road, Woodstock, Georgia 30188; Keri Pockrandt, 4832 Bridges Lane, #4, Mason, Ohio 45040; Amy Reid, 4852 Bridges Lane, Apartment 8, Mason, Ohio 45040; Tamara Campbell, 512 Ploughman's Bend Drive, Franklin, Tennessee 37064; David Norris, 7512 Darby Road, Goodlettsville, Tennessee 37072; Hope Buchanan, 1715 Mary Street, Knoxville, Tennessee 37918, on this the 4th day of December, 2013.

RONALD B. BUCHANAN

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STATE OF TENNESSEE

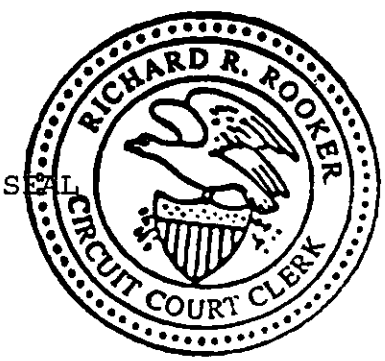
I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the FINAL ORDER heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 04 day of DECEMBER , 2013 , in Case Number 13P1890 between BUCHANAN, RONALD B Petitioner, and BUCHANAN, KATHERINE S Respondent, as same remains in the records of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 28 day of JANUARY 2014

RICHARD R. ROOKER, Clerk,

By _____
Deputy Clerk

SEAL



April 27, 2010

FILED
2013 NOV 21 AM 9:04
RICHARD R. ROCHER, CLERK

I, Katherine D. Buchanan currently residing at 640 Canton Pass, Madison ~~Duncan~~ Tennessee, make and declare this document as my Will. I revoke all former wills that I have made.

I appoint my son, Ronald B. Buchanan as the Executor of this Will and the Trustee of the Trust created by this Will.

At this time, family positions have changed and my son, Ron is aware of my desires and wishes in these matters.

Good luck - to all concerned!

Love + Prayers
Katherine D. Buchanan
4/27/10

I leave all my property to my son, Ron for him to dispose of at his discretion

Katherine Buchanan
4/25/10

STATE OF TENNESSEE

I, **RICHARD R. ROOKER,** Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the ATTACHED EXHIBITS heretofore entered in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 21 day of NOVEMBER , 2013 , in Case Number 13P1890 between BUCHANAN, RONALD B Petitioner, and BUCHANAN, KATHERINE S Respondent, as same remains in the records of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 28 day of JANUARY 2014

RICHARD R. ROOKER, Clerk,

By _____

Deputy Clerk

SEAL

