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

IN RE THE ESTATE OF: MARTHA BELL LANGDON,	)	
Deceased,	)	Case No. 14P1280
MARY GAYLE LANGDON HILYER,	)	
Executrix.	)	

FILED
AUG 14 2014
RICHARD R. ROOKER, Clerk
By _____ Deputy

ORDER TO ADMIT LAST WILL AND TESTAMENT TO ESTABLISH A MUNIMENT OF TITLE TO REAL ESTATE

This cause came to be heard before the Davidson County Probate Court upon the Petition to Admit Last Will and Testament to Establish a Muniment of Title to Real Estate filed by Mary Gayle Langdon Hilyer on August 1, 2014. The Last Will and Testament of Martha Bell Langdon (hereinafter "Decedent") was presented to the Court. Based upon the Petition, sworn testimony from the Petitioner, and statements of counsel, the Court hereby finds that Decedent was a resident of Davidson County, Tennessee at the time of her death; Decedent was a widow; Decedent owned real property known as 224 Elysian Fields Road, Nashville, TN 37211, the title to which appears in Deed Book 4151, page 628 in the Register's Office for Davidson County, Tennessee; there are no assets to administer in probate court; and it is appropriate to establish a muniment of title to real estate.

THEREFORE, IT IS ORDERED ADJUDGED AND DECREED THAT:

That said Last Will and Testament of Martha Bell Langdon be admitted to probate and filed with the Clerk of the Probate Court for Davidson County, Tennessee for the limited purpose of establishing a muniment of title to the real estate owned by **Martha Bell Langdon** (also

BILL GARRETT, Davidson County
Trans:T20140059760 ORDER
Recvd: 08/14/14 11:19 8 pgs
Fees:42.00 Taxes:0.00
20140814-0073473

known as **Martha Langdon**) at the time of her death in to the name of **Mary Gayle Langdon Hilyer**, pursuant to the Decedent's Will.

A copy of the Last Will and Testament of Martha Bell Langdon is attached hereto and incorporated herein by reference as if set forth herein at length verbatim.

No letters testamentary are granted and no further administration is ordered.

ENTER this 14th day of August, 2014.

PROBATE MASTER

APPROVED FOR ENTRY BY:

ROBERT S. STEVENS, BPR # 028097
Stevens & Stevens, PLLC
Attorney for Executrix
313 Enon Springs Road East
Smyrna, TN 37167
(615) 459-6135
(615) 459-3119 (fax)
stevens_robert@comcast.net

RICHARD R. ROOKER CIRCUIT COURT CLERK

I hereby certify that this is a true copy of original instrument filed in my office this 14 day of August 20 14
RICHARD R. ROOKER Clerk
By _____ Deputy Clerk

1401280

LAST WILL AND TESTAMENT

OF

MARTHA BELL LANGDON

FILED
AUG 14 2014
RICHARD R. ROOKER, Clerk
By _____ Deputy

I, Martha Bell Langdon, a resident of Nashville, Davidson County, Tennessee, do make, publish and declare this to be my Last Will and Testament hereby revoking all wills and codicils heretofore made by me.

ARTICLE I

I direct that all of my just debts, my funeral expenses, and the costs of administration of my estate be paid as soon as practicable after my death. I further direct that there shall be paid out of my residuary estate, without apportionment, all estate, inheritance, succession and other taxes, assessed by reason of my death in respect of all property to be included in my gross estate for estate or like tax purposes, whether the property passes under this will or otherwise, including property over which I have a power of appointment, without contribution by any recipient of said such property.

ARTICLE II

I bequeath to my husband, Joseph A. Langdon, in fee, all clothing, jewelry, household goods, personal effects, automobiles, and all other tangible personal property, including any insurance policies covering said property, owned by me at the time of my death. If my husband, Joseph A. Langdon, shall not survive me, I bequeath all of the foregoing property to my daughter, Mary Gayle Langdon Hilyer, or her issue, per stirpes.

ARTICLE III

All the rest, residue and remainder of the property which I may own at the time of my death, real, personal and mixed, tangible and intangible, of whatsoever nature and wheresoever situated, including all property which I may acquire or become entitled to after the execution of this will, including all lapsed legacies and devises and all life insurance payable to my estate, I bequeath and devise in fee to my husband, Joseph A. Langdon. If my husband, Joseph A. Langdon, shall not survive me, then I bequeath and devise the said property in fee to my daughter, Mary Gayle Langdon Hilyer, or her issue, per stirpes.

ARTICLE IV

I appoint my daughter, Mary Gayle Langdon Hilyer, to be the Executrix of this my Last Will and Testament and direct that no bond be required for the faithful performance of her duties. In the event my daughter, Mary Gayle Langdon Hilyer, should fail to qualify, or having qualified, shall die or resign, I appoint my nephew, Brian C. Langdon, to be the Executor of this my Last Will and Testament and direct that no bond be required for the faithful performance of his duties.

I authorize my Executrix and my successor Executor in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming a part of my estate, to exercise any or all powers set forth in Section 3, Chapter 110 of the Tennessee General Assembly of 1963, T.C.A. Section 35-50-110, to the extent applicable, all of which powers and provisions are incorporated herein by reference, as fully as if copied herein verbatim. These powers are granted, notwithstanding that said statute may be amended hereafter or appealed at the time of my death.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament consisting of this and two (2) preceding typewritten pages, and for the purposes of identification, I have initialed each such page, all in the presence of the persons witnessing it at my request on this 24th day of August, 1990, at Nashville, Tennessee.

Martha Bell Langdon
Martha Bell Langdon

The foregoing instrument consisting of this and two (2) preceding typewritten pages, was signed, sealed, published and declared by Martha Bell Langdon, the Testatrix, to be her Last Will and Testament in our presence, and we, at her request, and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses this 24th day of August, 1990, at Nashville, Tennessee.

Fay F. Welch
Signature of witness

Karen R. Carver
Signature of witness

A F F I D A V I T

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Jay F. Welch and Karen R. Carver,

after being duly sworn according to law, depose and say:

1. That they are adult citizens of Nashville, Davidson County, Tennessee.

2. That they witnessed the execution of the Last Will and Testament of Martha Bell Langdon, dated the 24th day of August, 1990, a copy of which is attached to this Affidavit as Exhibit "A", and that this Affidavit is being made at the request of the Testatrix, in accordance with Tennessee Code Annotated, Section 32-2-110.

3. That their signature is affixed to said Last Will and Testament, and that they have signed or affixed the same at the instance and at the request of the Testatrix, and in her presence, and in the presence of each other, at the place and on the date recited in said Last Will and Testament.

4. That the Testatrix signed said paper writing as and for her Last Will and Testament, and in the joint sight and presence of the Testatrix and each of us.

5. That at the time we witnessed said Will, the Testatrix was, in our opinion, of sound mind.

Jay F. Welch
Witness

1200 Sussex Ct, Nash. Tn. 37207
Address

Karen R. Carver
Witness

1216 Bell Grimes Ln. Nash. TN 37207
Address

Sworn to and subscribed before me, this 24th day of August, 1990.

Phyllis D Bell
NOTARY PUBLIC

My Commission Expires: 1-22-92.

CODICIL NO.1 TO THE LAST WILL AND TESTAMENT OF MARTHA BELL LANGDON

Martha Bell Langdon of Nashville, Davidson County, Tennessee, having heretofore made and published her Last Will and Testament dated August 24, 1990, does make and declare this as a Codicil thereto to wit:

1. Should my daughter, Mary Gayle Langdon Hilyer predecease me or should she and myself die in a common accident, then I leave my entire estate to be divided equally amongst William C. Bell, Jr., Joseph L. Bell and Benjamin F. Hilyer, Jr.

Martha Bell Langdon

Martha Bell Langdon

AFFIDAVIT

Rosann Hurst and Cheryl Lynn Green,

after being duly sworn according to law, depose and say:

1. That they are adult citizens of Nashville, Davidson County, Tennessee.

2. That they witnessed the execution of the Codicil No. 1 to the Last Will and Testament of Martha Bell Langdon, dated this 4th day of MAY, 1995. to which this Affidavit is attached and that this Affidavit is being made at the request of the Testatrix, and in accordance with Tennessee Code Annotated Section 32-2-110.

3. That their signatures are affixed to said Codicil No. 1 of the Last Will and Testament, that they signed or affixed the same at the instance and at the request of the Testatrix and in her presence, and in the presence of each other, at the place and on the date recited in said Codicil.

4. That the Testatrix signed said paper writing as and for her Codicil No. 1 to the Last Will and Testament in their sight and presence.

5. That at the time they witnessed said Codicil, the Testatrix was, in their opinion, of sound mind.

Rosann Hurst
Witness

Cheryl Lynn Green
Witness

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of May, 1995.

Mary Ann Selley
NOTARY PUBLIC

My commission expires:

MARY ANN SELLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Mary Ann Selley
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

RICHARD R. ROOKER CIRCUIT COURT CLERK

I hereby certify that this is a true copy of original instrument filed in my office
This 14th day of August 20 96
RICHARD R. ROOKER Clerk
By
Deputy Clerk