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

FILED

FEB 5 2015

RICHARD R. BOOKER, Clerk
By _____ Deputy

IN THE MATTER OF:	)	
THE ESTATE OF RICHARD McCLAIN, JR.,	)	15P-146
Deceased.	)	

ORDER
(FOR PROBATE ONLY)

This cause came to be heard on the 5th day of February, 2015, before the Honorable John Richard Manson, Judge, upon the Petition of Juanita Duff, named Executrix, under the Last Will and Testament of Richard McClain, Jr., deceased, to admit said Will for Probate, only. After hearing statements of counsel for the Petitioner, a review of the instrument purported to be the Last Will and Testament of the deceased and the affidavits of W.H. Stephenson, II, and Becky B. Shearron the Honorable Court finds that the Last Will & Testament bearing the date April 5, 1993, is the true and correct Last Will and Testament of Richard McClain, Jr., also known as, Richard McClain.

It further appearing that Richard McClain, Jr., died at the age of 92 years on the 11th day of January, 2014, a citizen and resident of Davidson County, State of Tennessee; that the petitioner, Juanita Duff, is the sole heir-at-law of the deceased and that the surviving beneficiaries under the will are Juanita Duff and Henry Duff, Jr.; that an additional named beneficiary, Theresa Duff, died prior to her grandfather on April 7, 2013, was never married, had no children and was survived by her parents Juanita Duff and Henry Duff, Sr.; that Henry Duff,

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Sr., joined in the Petition and appeared for the purpose of waiving and relinquishing his right to inherit any interest in the real estate of the deceased so as to allow vesting of title in same in the surviving beneficiaries; the deceased left no debts at his death remaining unpaid; and there being no personal assets requiring administration, **NO ADMINISTRATION** will therefore be required of decedent's estate; and that the said Last Will and Testament of Richard McClain, Jr., deceased, will be admitted to probate, only, for the purpose of establishing a muniment of title to the real estate owned by the deceased at his death.

IT IS THEREFORE ORDERED, that the instrument presented is the true and correct Last Will & Testament of **RICHARD McCLAIN, JR.**, deceased, and the Clerk is hereby directed to file and record same.

IT IS FURTHER ORDERED in accordance with the provisions of the Last Will & Testament of **RICHARD McCLAIN, JR.**, deceased, and acceptance of relinquishment and waiver of interests by Henry Duff, Sr., that the interests in real estate owned by said deceased at his death is vested in **JUANITA DUFF** and **HENRY DUFF, JR.** Said real estate is described as follows to wit:

> **LAND** in Davidson County, Tennessee, being Lot No.75 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, Page 3, Register's Office for Davidson County, Tennessee.
>
> **SAID** Lot No. 75 fronts 54.0 feet on the south Margin of Vance Avenue and runs back 130.5 feet on the east side and 132.1 feet on the west side to a dead line, measuring 54.0 feet thereon.

BEING the same property conveyed to Richard McClain and wife, Margaret McClain, by deed from W.L. Bainbridge, III, of record in Book 2962, Page 559, Register's Office for Davidson County, Tennessee; THE said Margaret McClain having predeceased Richard McClain.

This is improved property located at 2707 Vance Avenue, Nashville, Tennessee 37208 - Metropolitan Tax Map & Parcel 81-06-0 035.00.

ENTER this 5th day of February, 2015.

JOHN RICHARD MANSON, Judge

PREPARED FOR ENTRY BY:

Monica D. Edwards #12626
Counsel for Petitioner
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been served upon the following interested parties by hand delivery and/or depositing a copy of same in the United States mail, postage pre-paid, on this 5th day of February, 2015:

Mr. & Mrs. Henry Duff, Sr.
2707 Vance Avenue
Nashville, TN 37208

Mr. Henry Duff, Jr.
3180 Ewingdale Drive
Nashville, TN 37207

Monica D. Edwards

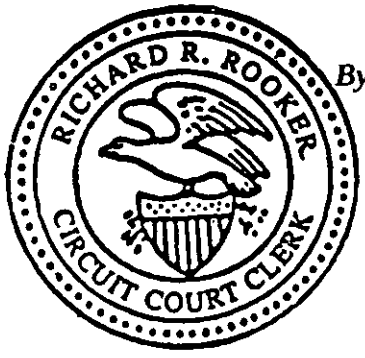
STATE OF TENNESSEE

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 filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 05 day of FEBRUARY, 2015, in Docket Number 15P146, IN RE: MCCLAIN JR., RICHARD, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 11 day of MARCH in the year 2015 and in the 238 year of American Independence.

RICHARD R. ROOKER, Clerk,

[SEAL]



By: _____
Deputy Clerk