FILED
JUL 22 2015
RICHARD R. ROOKER, Clerk
By _____ Deputy

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

IN RE:	Muniment of Title Probate of The Last Will and Testament of Leora E. Person, Deceased	)))	No. 15P-1100

ORDER ADMITTING WILL TO PROBATE FOR MUNIMENT OF TITLE

Based on an examination of the Petition, the decedent's Last Will and Testament, the affidavits of the subscribing witnesses, and the sworn testimony of the Petitioners on the 22nd day of July, 2014, the Court finds the following:

1. Decedent was a resident of Davidson County, Tennessee;

2. Decedent died on April 15, 2014;

3. Decedent left a Will dated March 11, 1994, which was properly signed and witnessed.

5. The Last Will and Testament of Leora E. Person, deceased, contains the following language:

> SIXTH: With respect to my home at 1507-17th Avenue, North, Nashville, Tennessee, I make the following disposition. I devise the said property to my three daughters, Mary Collier, V'Esther Person, and Deborah Person, subject to the following provision. Deborah Person shall have the right to live in the home for as long as she wishes to do so, but she must pay all taxes, insurance, and reasonable upkeep upon the property during the time that she occupies it.

6. Decedent owned an interest in real property located at 1507 12th Avenue North, Nashville, Davidson County, Tennessee. The language of the SIXTH Paragraph is sufficient to convey decedent's property to Mary Collier, V'Esther Person, and Deborah Person and create a life

BILL GARRETT, Davidson County
Trans:T20150061076 ORDER
Recvd: 07/27/15 08:24 7 pgs
Fees:37.00 Taxes:0.00
20150727-0073244

estate with conditions in favor of Deborah A. Person. Said property is more particularly described as follows:

> BEING part of what is known as the "Scott Property" in North Nashville, described as follows:
>
> BEGINNING on the westerly margin of 12th Avenue North, formerly Florence Street, at the northeast corner of Lot No. 170 on the Plan of the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County, being 88 feet north of the northerly margin of Heiman Street; thence with the westerly margin of said Avenue, Northwardly 39½ feet, more or less, to the southeast corner of a part of said Scott property conveyed by Mary A. Bourne, et al., to W. T. Selley; thence with said Selley's southerly line, westwardly 162 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 39 ½ feet, more or less, to the northwest corner of said Lot No. 170; thence with the northerly line of said Lot No. 170, eastwardly 162 feet, more or less, to the beginning.
>
> BEING the same property conveyed to Frank L. Person (deceased) and Leora W. Person (deceased) from Louise P. Apple and husband Elzie Apple, and Peggy J. Duke by Warranty Deed of record in Book 3073, Page 73, in the Register's Office for Davidson County, Tennessee.

7. Decedent had no personal estate requiring probate and no formal administration is required.

Based on these findings, the Court orders the following:

A. Decedent's Last Will and Testament dated March 11, 1994, be admitted to probate as a muniment of title.

B. The Clerk is directed to file and record Decedent's Last Will and Testament and no formal administration is required.

C. The language of the SIXTH Paragraph is sufficient to convey decedent's real property located at 1507 12th Avenue North, Nashville, Davidson County, Tennessee to Mary Collier, V'Esther Person, and Deborah Person with a conditional life estate in favor of Deborah A. Person.

D. Cost of this matter is taxed to Petitioners, Deborah A. Person, Mary Collier, and V'Ester Person.

ENTERED this 27 day of July, 2015.

Judge D. Randall Kennedy

APPROVED FOR ENTRY:

John A. Beam, III (BPR# 11796)
EQUITUS LAW ALLIANCE, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228
Telephone: 615-251-3131
Facsimile: 615-252-6404

I hereby certify that this is a true copy of original instrument filed in my office this 27 day of July 2015
RICHARD R. ROOKER Clerk
By: D.C.
Deputy Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Order has been forwarded by depositing same in the first class mail, postage prepaid, on this 24 day of July, 2015, to the following:

V'Ester Person
3212 Holland Lane
Nashville, TN 37207

Lola Majors
156 Purdy Street
Buffalo, NY 14208

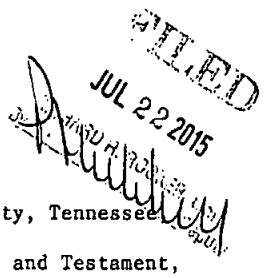
Shwanda Bean
1506 14th Avenue North
Nashville, TN 37208

Deborah A. Person
1507 12th Avenue North
Nashville, TN 37208

Mary Collier
4064 Matilda Drive
Nashville, TN 37207

John A. Beam, III

15P1100



LAST WILL AND TESTAMENT OF

LEORA E. PERSON

I, **LEORA E. PERSON**, a citizen and resident of Davidson County, Tennessee, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking any and all other Wills or Codicils by me at any time made.

FIRST: I nominate and appoint my daughter, Mary Collier, to serve as Executrix without bond. For purposes of identification, the beneficiaries of my Will are as follows: my three daughters: Mary Collier, V'Esther Person, and Deborah Person; and my niece, Lola Majors. The principal assets of my estate consist of the following: my home at 1507-12th Avenue, North, Nashville, Tennessee, which was owned jointly with my husband, who predeceased me; checking, savings, and certificate of deposit accounts with First American Bank, Third National Bank, and First Union Bank; a savings account at the Educators' Credit Union; life insurance with Home Beneficial, American General, and Educators' Credit Union; and miscellaneous personal property.

SECOND: I direct that all of my just debts, funeral expenses, costs of administration, and taxes, if any, be paid as soon as practicable after my death. These items shall be paid by my daughters, Mary Collier and V'Esther Person from my various accounts at First American National Bank upon which their names appear as joint owners with me. In addition, I leave a bequest of $600.00 to my niece, Lola Majors, to be paid from the accounts at First American National Bank. Any remaining balance in these account after the payment of debts and expenses shall be shared equally by Mary Collier and V'Esther Person.

THIRD: Each account at Third National Bank and First Union Bank shall go to the daughter whose name appears on such account as a joint owner with me.

FOURTH: My savings account at Educators' Credit Union shall go to V'Esther Person, whose name appears on the said account as a joint owner with me; and the proceeds of the life insurance policy at Educators' Credit Union shall go to V'Esther Person, whose name is listed as the beneficiary.

FIFTH: The proceeds of my life insurance with Home Beneficial Life Insurance Company shall go to Deborah Person, the named beneficiary; and the proceeds of the life insurance policy at American General Life Insurance Company shall go to Mary Collier, the named beneficiary.

SIXTH: With respect to my home at 1507-12th Avenue, North, Nashville, Tennessee, I make the following disposition. I devise the said property to my three daughters, Mary Collier, V'Esther Person, and Deborah Person, subject to the following provision. Deborah Person shall have the right to live in the home for as long as she wishes to do so, but she must pay all taxes, insurance, and reasonable upkeep upon the property during the time that she occupies it.

SEVENTH: All of the rest, residue and remainder of my estate, of whatsoever kind or nature, and wheresoever located, I leave in equal shares to Mary Collier, V'Esther Person, and Deborah Person.

EIGHTH: If any one of my daughters should predecease me, the benefits under this Will which would have gone to such deceased daughter shall be divided equally between the other two. If two of my daughters should predecease me, all benefits under

this Will shall go to my one surviving daughter, subject only to the payment of the cash bequest of $600.00 to my niece, Lola Majors.

NINTH: I hereby incorporate by reference the provisions of T.C.A. Section 35-50-110, to the extent that such authority and power may at any time be applicable, giving the Executrix all such powers and authority as are set forth in the said code section.

IN WITNESS WHEREOF, I have hereunto set forth my hand on this 11th day of March, 1994, and do publish and declare this to be my Last Will and Testament, in the presence of each and all of the subscribing witnesses, whom I have requested to act as such by signing the Attestation Clause and Affidavit below pursuant to the provisions of Tennessee Code Annotated, Section 32-2-110.

Leora E Person
LEORA E. PERSON

Signed and published in our presence, and we have subscribed our names hereto in the presence of the Testatrix and in the presence of each other on this 11th day of March, 1994.

George H. Cate, Jr.
WITNESS

Melody Harmon
WITNESS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

We, the undersigned, after first being duly sworn or affirming, make oath or affirm that the foregoing Last Will and Testament was signed by **LEORA E. PERSON**, and at that time acknowledged, published and declared by her to be her Last Will and Testament, and in the sight and presence of us, the undersigned, and who at her request and in her presence and in the sight and presence of each other, have subscribed our names as attesting witnesses on this 11th day of March, 1994, and we further make oath or affirm that the Testatrix is of sound mind and disposing memory, and we believe her to be so, and did not appear under the influence of any person, and was more than 18 years of age; and that each of the attesting witnesses is more than 18 years of age.

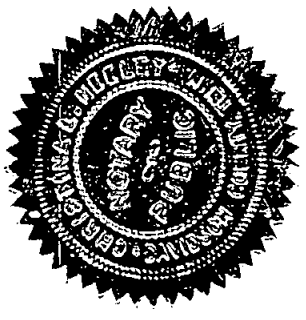
George H. Cate, Jr.
WITNESS

Melody Haemon
WITNESS

Sworn and subscribed before me this 11th day of March, 1994.

Christina L. Neeley
Notary Public

My commission expires:
11-20-96



This instrument prepared by: GEORGE H. CATE, JR., ATTORNEY
95 White Bridge Road
Suite 503, Cavalier Building
Nashville, TN 37205
615/352-8677