STATE OF TENNESSEE

Karen Johnson Davidson County
Batch# 377376 WILL
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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 LAST WILL AND TESTAMENT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 02 day of AUGUST, 2019, in Docket Number 19P1355, IN RE: BENSON SR., BUFORD O'NEAL, 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 05 day of MARCH in the year 2020 and in the 243 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]

RICHARD R. ROOKER
CIRCUIT COURT CLERK

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19P1355

Last Will and Testament

FILED
AUG 01 2019
RICHARD R. ROOKER, Clerk
By _____ Deputy

of

BUFORD O'NEAL BENSON, SR.

prepared
by

P. Cayce Powell

Attorney at Law
229 Ward Circle, Suite A-23
Brentwood, Tennessee 37027
(615) 369-1403

Testator's Address:

Buford O'Neal Benson, Sr.
6575 Holt Road
Nashville, Tennessee 37211

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Last Will And Testament

THE STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS, THAT:
COUNTY OF DAVIDSON §

I, **BUFORD O'NEAL BENSON, SR.**, of the County of Davidson, State of Tennessee, being of sound and disposing mind and memory, do hereby make, declare and publish this, my Last Will and Testament, hereby expressly revoking all other wills and codicils to wills heretofore made by me.

FIRST

I direct that all my just debts and funeral expenses, costs of administration and federal estate and state inheritance taxes may be paid by my executor hereinafter named, and charged as an expense to my estate. I direct that all my debts, funeral expenses, costs of administration and federal estate and state inheritance taxes shall be paid out of my residuary estate with apportionment.

SECOND

I do hereby declare that I am married to **RITA LANHAM** and that I have two (2) children whose names are **LANEY CAROL MCKAY and BUFORD O'NEAL BENSON, JR.**

THIRD

I direct that my household goods and personal effects and other household contents found and contained within the residence in which I am residing at the time of my death be distributed in

B. B.
B. Benson, Testator

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accordance with the latest memorandum signed and dated by me. My Executor may sell any such items not distributed and add the proceeds to my residuary estate.

FOURTH

Pursuant to the Prenuptial Agreement between myself and my spouse, **RITA LANHAM**, if my spouse, **RITA LANHAM**, survives me and we are sharing a common residence which is titled in my separate name, then my spouse, **RITA LANHAM**, shall have the right to live in the common residence for and during a period of one (1) year from the date of my death.

FIFTH

All of the rest and residue of my property which has not been distributed under prior provisions of this Will shall be distributed in equal shares to my children, **LANEY CAROL MCKAY and BUFORD O'NEAL BENSON, JR.**, per stirpes.

SIXTH

I do hereby name, constitute, designate and appoint **LANEY CAROL MCKAY**, as Executor of this, my Last Will and Testament, without bond, accounting, or inventory, and without supervision of the Probate Court, and here direct that no other action shall be required of such Executor than the probating of this, my Last Will and Testament. In the event of the death, resignation, failure, refusal or inability to act of **LANEY CAROL MCKAY**, then I do hereby appoint **BUFORD O'NEAL BENSON, JR.** to serve as alternate Executor, as if originally named.

B. B.

B. Benson, Testator

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I authorize my Executor (including any successor or personal representative) in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming part of my estate, to exercise any or all of the powers set forth in T.C.A. 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein. These powers (as set out in said statute on the date of execution of this Will) are granted, notwithstanding that said statute may be amended hereafter or repealed at the time of my death.

During the period of administration, I authorize and empower my Executor without license of Court, in my Executor's sole discretion, to sell and convey in whole or any part of my estate, both real and personal, at public or private sale, at such time and place, and upon such terms and conditions and for such sum or sums as my Executor shall determine for any purpose, including without limitation, for the payment of debts, administration expenses, death taxes, and/or for partition and distribution of the estate; and to execute, acknowledge and deliver such deeds or other instruments as my Executor may deem necessary or proper, and no purchaser shall be under obligation to see to the application of purchase money.

The Executor shall be entitled to a fair and reasonable compensation for the services they render as fiduciaries. The amount of compensation shall be an amount equal to the customary and prevailing charges for services of a similar nature during the same period of time and in the same geographic locale. The Executor shall further be reimbursed for the reasonable costs and expenses incurred in connection with their fiduciary duties under this Will.

My Executor, in my Executor's sole and absolute discretion, may exercise any available elections with regard to any state or federal tax laws. My Executor shall not be liable to any person for decisions made in good faith under this Section.

B. B.

B. Benson, Testator

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IN WITNESS WHEREOF, I make and publish this as my Last Will and Testament, hereunto signing and subscribing my name this 22nd day of May, 2007, in the presence of **MELINDA MAGYAR** and **JEREMY PHARR**, attesting witnesses, who have at my request and in my presence, and in the presence of each other also subscribed their names hereto as attesting witnesses on this date.

Buford O'Neal Benson Sr.

Buford O'Neal Benson, Sr., Testator

The above and foregoing instrument was here now signed, published, and declared by **BUFORD O'NEAL BENSON, SR.** as his Last Will and Testament in our presence, and we, and each of us, in his presence, and in the presence of each other, at his request, subscribe our names hereunto as attesting witnesses this the 22nd day of May, 2007.

Melinda Magyar

Melinda Magyar, Witness

Jeremy Pharr, Witness

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THE STATE OF TENNESSEE	§	**AFFIDAVIT BY WITNESSES TO**
	§	**LAST WILL AND TESTAMENT**
COUNTY OF DAVIDSON	§	

BEFORE ME, the undersigned authority, on this day personally appeared **BUFORD O'NEAL BENSON, SR.**, Testator, and the above-named witnesses, whose names are subscribed to the annexed or foregoing instrument in their respective capacities, and, all of said persons being by me duly sworn, the said **BUFORD O'NEAL BENSON, SR.**, Testator, declared to me and to the said witnesses in my presence that said instrument is his Last Will and Testament, and that he had willingly made and executed it as his free act and deed without undue influence or coercion; and the said witnesses, each on their oath stated to me, in the presence and hearing of the said Testator, that the said Testator had declared to them that said instrument is his Last Will and Testament, and that he executed the same as such and wanted each of them to sign it as a witness; and upon their oaths each witness stated further that they did sign the same as witnesses in the presence of the said Testator and at his request; that he was at that time eighteen (18) years of age or over, and was of sound mind.

Buford O'Neal Benson, Sr.
Buford O'Neal Benson, Sr., Testator

Melinda Magyar
Melinda Magyar, Witness

Jeremy Pharr, Witness

SUBSCRIBED AND SWORN TO before me by the said **BUFORD O'NEAL BENSON, SR.**, Testator, and by the above-named witnesses, this 22nd day of May, 2007.

Notary Public, State of Tennessee

P. CAYCE POWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6/27/09