IN THE COUNTY COURT OF DAVIDSON COUNTY, TENNESSEE

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a public corporation of the State of Tennessee, for the use and benefit of the Metropolitan County Board of Education,	)	
Petitioner,	)	
VS.	)	NO. 48594
SAM SELIGMAN, BEN CAVALIER, and JOE BARR, doing business as a partnership, C.B.S. Realty Co.	)	
Respondents.	)	

FINAL ORDER TRANSFERRING TITLE

It appearing to the Court that the parties are agreed as to the amount of money due the landowners in this cause, in that the report of the Board of Appraisers that the fair cash market value taken and condemned is the sum of Ninety Thousand ($90,000.00) Dollars, and that there is no incidental damages to the property of the respondents, and that the total of Ninety Thousand ($90,000.00) Dollars is the amount to be fixed as full and just compensation to which the respondents are entitled for the tract of land condemned in this case, and that the date of taking of the property, as set by previous order, was January 7, 1966, but that the petitioner has not yet entered into actual possession of the property, awaiting con-

firmation of the report from the Board of Appraisers, and that no interest is due to the respondents as of the date of this decree, the Court is of the opinion and so finds as follows:

1. The petitioner has in this proceeding validly exercised the power of eminent domain and the taking is for public use.

2. The respondents are all of the parties having an interest in or lien upon the property which is the subject of this proceeding.

3. The sum of Ninety Thousand ($90,000.00) Dollars represents the fair cash market value of the property taken.

4. That the date of taking of the property was January 7, 1966.

5. That no interest is due to the respondents as of the date of this judgment.

6. Although the petitioner asserts that it is not liable for the 1966 taxes since the legal date of taking was January 7, 1966, the petitioner agrees and hereby holds harmless the respondents in regard to 1966 taxes for the property so taken. Any back taxes shall be paid by the respondents.

It is therefore ORDERED, ADJUDGED AND DECREED by the Court as follows:

1. That the respondents have and recover of the petitioner the sum of Ninety Thousand ($90,000.00) Dollars to be deposited with the Clerk of this Court at the time of filing of this Judgment as full compensation for the taking of their property and property rights as more particularly set out herein.

2. That all the right, title and interest of the respondents in and to the property hereinafter described is hereby divested out of the respondents and vested in the Metropolitan Government of Nashville and Davidson County, a public corporation of the State of Tennessee, for the use and benefit of the Metropolitan County Board of Education as an indefeasible inheritance in fee simple, the property being more particularly described as follows:

> Land in the Fifteenth Civil District of Davidson County, Tennessee, being Lot No. 7 and the easterly part of Lot No. 8 on the Plan of Brownsville, comprising 6.75 acres, described according to a survey made by Tennessee Title Company, September 1, 1965, as follows:
>
> BEGINNING at the southwest intersection of Greenwood Avenue, as widened, and Scott Avenue; thence with the southerly margin of Greenwood Avenue, as widened, westerly 485.54 feet more or less to the northeast corner of the property conveyed to William W. Dick, Jr., and wife, et al, by deed from J. P. Buchanan and wife, as of record in Book 2097, page 335, said Register's Office; thence with said Dick's eastern boundary line, and the eastern boundary line of Lot No. 12 on the Plan of the Matthews Property, as of record in Book 1424, page 61, said Register's Office, southerly 580.87 more or less to the line between Lots Nos. 5 and 8 on said Brownsville Plan; thence easterly 490 feet more or less to the westerly margin of Scott Avenue; thence with the same 580.87 feet more or less to the beginning.
>
> Being the same property conveyed to C.B.S. Realty Company, by deed from Louis W. West, Executor et al, as of record in Book 3612, page 579, said Register's Office.

3. The petitioner shall hold harmless the respondents in regard to the payment of any 1966 taxes of the property, and the Clerk shall not deduct any amount from the amount of compensation awarded to the respondents as set out above.

4. The costs of the cause are taxed against the petitioner.

Charles E. Duffick III
ATTORNEY FOR PETTTIONER

ATTORNEY FOR RESPONDENTS.

Shelton Luton
JUDGE

5104

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 14 2 57 PM '86
RECORDING FEE $ 3.00
DEP. REG. _____

BOOK 4077 PAGE 335

STATE OF TENNESSEE, DAVIDSON COUNTY

I, ROBERT E. WORRALL, Clerk of the County Court of Davidson County, State aforesaid, do certify that the foregoing is a full, true and complete copy of Order Transferring Title IN RE: THE METROPOLITAN GOVERNMENT VS C. B. S. REALTY CO., Filed November 4, 1966 and entered in Minute Book 196, Page 359.

which remains of record on file in said office.

Given under my hand and official seal, at office, in Nashville, this 14th *day of* November, 1966

R. E. Worrall
Clerk of the County Court.

By Dorothy L. Vaughan
Deputy Clerk.

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

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NOTED. BOOK 115 PAGE 327.
RECORDING FEE $ 3.00
DEP. REG.