DECREE OF JUNE 13, 1968--MINUTE BOOK 79, PAGE 410

IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE
PART TWO

BOOK 4255 PAGE 70

ALLEN DEMONBREUM, ET AL

vs. No. 89360

REUBIN ALLEN, ET AL

JUL 29 68 MISC A* 4.50 * 4.50

FINAL DECREE

This cause came on to be heard this 15th day of April, 1968, before the Honorable Alfred T. Adams, Chancellor, upon the original bill as amended, the answer of the guardian ad litem, the orders pro confesso heretofore entered, the evidence and statement of counsel. From all of which, it appears to the Court that Anderson Allen died intestate sometime prior to 1901, seized and possessed of the hereinafter described land. Upon the death of Anderson Allen, said land passed to the parties herein or their ancestors, who have since died intestate, under the statutes of descent and distribution. That on August 10, 1901, Anderson Allen's widow, Eliza Allen, who was otherwise a stranger to the chain of title of said land, made a deed purporting to convey said land to one of her daughters, Mattie Demonbreum. Said deed is recorded in Book 262, Page 232 in the Register's Office for Davidson County, Tennessee. The said Mattie Demonbreum entered possession of said land on or soon after August 10, 1901, and held exclusive uninterrupted adverse possession of said land to the date of her death, the 23rd day of December, 1927. Mattie Demonbreum died intestate and left surviving the complainants, Allen Demonbreum and D. W. Demonbreum, as her sole next of kin and heir-at-law. Said complainants have had exclusive uninterrupted adverse possession of said land since Mattie Demonbreum's death.

The Court further finds that under the facts in this case, the complainants are the owners of said land under the doctrine of prescription. That is to say, based upon the exclusive uninterrupted adverse possession by the complainants and their ancestors for more than 20 years, the Court will presume a grant, which was lost, as against the defendants in this case. Said land is described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 of the Anderson Allen Subdivision as recorded in Book 421, page 17 Register's Office for Davidson County, Tennessee, excluding, however, the one-half of Lot No. 4 conveyed by Mattie L. Demonbreum to Sollie Bell Dozier by deed recorded in Book 553, page 27 Register's Office for Davidson County, Tennessee.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED by the Court that the complainants, Allen Demonbreum and D. W. Demonbreum, be and they are hereby, declared to be the owners in fee simple of said land.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED by the Court that the claims and interests of all the defendants to said land are declared a cloud upon complainants's title and are removed as such and for nothing held.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED by the Court that the guardian ad litem, Mose Davie, Esquire, be paid a fee of $ 100.00 and such fee shall be taxed as part of the cost in this cause. The cost of the cause is assessed against the complainants, for which execution may issue if necessary.

CHANCELLOR

APPROVED FOR ENTRY:

David Vincent
Solicitors for Complainants

Guardian ad Litem

CERTIFICATE OF THE CLERK AND MASTER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, JAS. E. COVINGTON, Clerk and Master of the Chancery Court of Davidson County, Tennessee, do hereby certify that the foregoing is a full, true and correct copy of the decree entered the 13th day of June, 1968, in Minute Book 79, Page 410, in the cause wherein ALLEN DEMONBREUM, ET AL, are Complainants, and REUBIN ALLEN, ET AL, are Defendants, Rule Number 89360, as the same appears of record and now on file in my office.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed the official seal of said Court at my office in the Courthouse at Nashville, Tennessee, this the 29th day of July, 1968, and 193rd year of American Independence.

JAS. E. COVINGTON, CLERK AND MASTER

BY Emily Lord
Deputy Clerk and Master

IDENTIF. REFERENCE

JUL 29 1 21 PM '68

FELIX ZANDER, REGISTER
DAVIDSON COUNTY, TENN.

A 0 6 9 4 5