DECREE ENTERED IN MINUTE BOOK 199, PAGE 29, JULY 1, 1970.

MARY MAXINE SALVATO) IN PART I OF THE CHANCERY COURT
) OF DAVIDSON COUNTY, TENNESSEE
) 14,400.00
VS.)
)
)
MELISSA CAROLYN CATHEY and)
MICHAEL EUGENE CATHEY, et al)

BOOK 4432 PAGE 981

DECREE

This cause came on to be heard before the Honorable Ned Lentz, Chancellor, upon the pleadings including the answer of the defendant, purchasers, Lance Corbitt and wife, Mae Sue Corbitt, and answers of the minor defendants, Melissa Carolyn Cathey and Michael Eugene Cathey, by their Guardian ad Litem, Phillip W. Brooks, and proof and the Report of the Master, which report is in words and figures as follows:

(Here Copy Report)

And the said report being unexcepted to, and the Court being fully satisfied that the averments of the petition are sustained by the proof, the Report of the Master is hereby ratified and approved and is in all things confirmed.

It further appears the original purchasers, Lance Corbitt and wife, Mae Sue Corbitt, due to intervention of the Welfare Department, the above mentioned sale could not be consumated by them. Therefore, the petition of complainant, Mary Maxine Salvato, is hereby amended as to the purchasers, to read, Ricky McClain and wife, Betty J. McClain, and Exhibit C is amended to reflect the contract executed by the aforementioned substitute buyers being approved through Federal Housing Administration under Section 203 (b).

It is therefore ORDERED, ADJUDGED and DECREED that the aforementioned sale of the property described in the petition to the purchasers, Ricky McClain and Betty J. McClain, which property is more particularly described in the Report of the Clerk and Master, be and the same is hereby approved. The buyers will pay into the office of the Clerk and Master the proceeds of sale, less the seller's expenses, being as follows, to be paid at the closing:

New Owner:
Ricky McClain
3912 Mallard Drive
Nashville, Tennessee

Send Tax Notices to:
Collateral Investment Company
2233 4th Avenue North
Birmingham, Alabama 35203

Map and Parcel Numbers:
13D 19815
Map 59 13
Par 120

(1) Purchaser's Loan Costs:		
Recording Costs	$ 62.34	
Mortgage Title Ins.	129.75	
Attys Loan Fee	75.00	
Loan Survey	30.00	
Mortgage Origination Fee 1%	143.00	
Photos	7.50	
Amortization Schedule	1.00	
FHA Appraisal Fee	35.00	
FHA Extension Fee	25.00	508.59
(2) Loan Discount to Lender (6%)		$ 837.00
(3) Real Estate Commission (6%)		864.00
(4) Prorated1970 Taxes (173 days at .433)		74.90
(5) Termite Treatment of House		85.00
Total Expenses		$2,369.49

It is therefore ORDERED and DECREED that all right, title and interest of the parties involved are hereby divested out of them and reinvested in the purchasers, Ricky McClain and wife, Betty J. McClain, conveying to them all of the right, title and interest of the said Melissa Carolyn Cathey and Michael Eugene Cathey and Mary Maxine Salvato, in and to said land upon complainance by them with the contract and the Clerk and Master will execute and deliver a deed to purchasers, Ricky McClain and wife, Betty J. McClain, or will give them a certified copy of this decree for registration, if they prefer the same.

The Clerk and Master is directed to pay out of proceeds of sale, after deduction of the above mentioned expenses, Court Costs and Attorney's fees allowed by this decree, the Master is further directed to pay out of said proceeds to David P. Wrenne and T. C. Jones, real estate appraisers, who appraised the said property and testified on the reference to the Clerk and Master, the sum of $125.00 and $90.00 respectively for their said services and to pay Phillip W. Brooks, Guardian ad Litem, for minors, Melissa Carolyn Cathey and Michael Eugene Cathey, the sum of #150.00 dollars for his services and to Muriel McNabb, Solicitor for complainant, the sum of #350.00 dollars for her services and to pay to the Clerk and Master the costs occasioned by the filing of the petition, including $15.00 for rendering the foregoing report.

The Master is directed to retain the remainder of the proceeds on behalf

of Mary Maxine Salvato, as guardian of the minor defendants, Melissa Carolyn Cathey and Michael Eugene Cathey, pending further orders of the Court.

This the _____ day of _____, 1970.

APPROVED FOR ENTRY:

s/ Merrill McNabb
Attorney for Complainant

_____
Guardian ad Litem

BOOK 4432 PAGE 984

MARY MAXINE SALVATO	)	IN THE CHANCERY COURT,
VS.	)	PART ONE, NASHVILLE,
MELISSA CAROLYN CATHEY & MICHAEL EUGENE CATHEY, ET AL	)	TENNESSEE, RULE NO., 92719

Report of the Clerk and Master

TO THE CHANCELLOR:

On January 29, 1970, an order was entered in Minute Book 198, Page 211, requiring the Master to hear proof and report on various matters. Pursuant to said order I report as follows:

(1) What is the correct legal description of the property to be sold?

> Land in Davidson County, Tennessee, being Lot No. 235 on the Plan of Treppard Heights, Section I, as of record in Book 2663, page 64, Register's Office for said County.
>
> Said Lot No. 235 fronts 100 feet on the northerly side of Mallard Drive and extends back 369.3 feet on the easterly line and 382.9 feet on the westerly line, which is a broken line, to a dead line on which it measures 25 feet.
>
> Being the same property conveyed to Homer V. McBroom and wife, Stella McBroom, by deed from Preston E. Kelley and wife, Lucile W. Kelley, of record in Book 3031, page 215, said Register's Office.
>
> (See Exhibit "B" to Original Bill)

(2) Who are the owners of said property and the share of interest each may have?

The property is vested in Melissa Carolyn Cathey and Michael Eugene Cathey, minors, and the unborn children of

Donnie Eugene Cathey, subject to the life estate of Mary Maxine Lynch Cathey Salvato. Said life estate is to terminate upon the youngest minor child obtaining the age of 21 years, or upon the death of the life tenant.

(See Exhibit "B" to Original Bill)

(See Interrogatory of Mary M. Salvato)

(3) Are all proper parties before the Court?

All the parties in interest are parties to this action and before the Court.

(See Interrogatory of Mary M. Salvato)

(4) What is the fair market value of the property described in complainant's petition?

The fair market value of the property described in the petition is $13,600.00.

(See Depositions of David P. Wrenne & T. C. Jones)

(5) Is it manifestly in the best interest of the minor defendants that the real property described in the petition be sold according to the terms of the contract of sale that is Exhibit C to petition?

The Master is of the opinion that it is manifestly in the best interest of the minor defendants that the property described be sold according to the terms of the contract of sale.

(See Exhibit C to Original Bill)

(See Depositions of David P. Wrenne and and T. C. Jones)

The Master requests a fee of $15.00 for this report.

Respectfully submitted,

RAYMOND L. BARRETT, CLERK & MASTER

BY _____

Earl J. Porter, Jr.,
Deputy Clerk and Master

This 4th day of February, 1970.

CC: Muriel McNabb
Phillip Brooks

DECREE OF JULY 20, 1970, IN MINUTE BOOK 199, PAGE 62,

MARY MAXINE SALVATO) IN PART OF THE CHANCERY COURT
) OF DAVIDSON COUNTY, TENNESSEE
Vs.)
) NO. 52719
MELISSA CAROLYN CATHEY and)
MICHAEL EUGENE CATHEY, et al) BOOK 4432 PAGE 986

AGREED ORDER

It appears in this cause that upon application of the petitioner that the decree heretofore entered on the 1st day of July, 1970, should be amended relative to the sellers expenses therein listed, which are to be paid at the closing;

It is therefore ORDERED, ADJUDGED and DECREED that the sellers expenses should be and the same are hereby amended to read as follows:

(1) FHA Appraisal Fee	$ 35.00
(2) FHA Extension Fee	25.00
(3) Loan Discount to Lender (6%)	637.00
(4) Real Estate Commission (6%)	804.00
(5) Prorated 1970 Taxes	74.90
(6) Termite Treatment of House	85.00
(7) Plumbing Repairs	125.00
(8) Storm Door & Window Repair	70.00
Total Expenses	$2,115.90
Net Sale Proceeds	$12,284.10

This the 20th day of July, 1970.

s/Muriel McNabb
Attorney for Petitioner

s/ Dick Lansden
Special Chancellor

Guardian ad Litem

BOOK 4432 PAGE 987

CERTIFICATE OF THE CLERK AND MASTER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, RAYMOND L. BARRETT, Clerk and Master of the Chancery Court of Davidson County, Tennessee, do hereby certify that the foregoing is a full, true and correct copies of the decrees entered July 1, 1970, in Minute Book 199, Page 29 and entered July 20, 1970, in Minute Book 199, Page 62, in the cause wherein MARY MAXINE SALVATO, is the Complainant and MELISSA CAROLYN CATHEY, ET AL, are the Defendants, Rule No. 92719, 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 20th day of July, 1970, and 195th year of American Independence.

RAYMOND L. BARRETT, CLERK & MASTER

BY _____
Deputy Clerk and Master

IDENTIF REFERENCE →

JUL 21 3 04 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

A 8 4 3 8 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $14,400.00.

_____
Affiant

Subscribed and sworn to before me this the 21st day of July, 1970.

_____
~~Notary Public~~

~~My commission expires:~~ _____

Dep. Register