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DECREE ENTERED SEPTEMBER 13, 1971, IN MINUTE BOOK 201, PAGE 87

IN PART I OF THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

ALBERT P. ROSE, ET AL	)	
VS.	)	RULE NO. 93311
METROPOLITAN GOVERNMENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ET AL	)	

D E C R E E

This cause came on to be heard this 3rd day of September, 1971 before the Honorable Ned Lentz, on motion of the complainants to confirm the report of sale of the Clerk and Master, which said report in words and figures is as follows:

TO THE CHANCELLOR:

By a decree entered in this cause at the April Term, 1971, at page 419, of Min. Book No. 200 the Clerk and Master was ordered to sell upon the terms hereinafter set out, the following described property, to wit:

> Land in Davidson County, Tennessee, being part of Lot No. 6 on the Map of West End Park Subdivision, as of record in Book 161, page 47, Register's Office for said County, described as follows:
>
> Beginning at a point on the southeasterly margin of a 40 foot road, now known as Fairmont Avenue, which point is 30 feet northeasterly from where the dividing line between Lots 5 and 6 intersects the southeasterly margin of said Avenue, runs thence from said beginning point in a northeasterly direction with the southeasterly margin of said Avenue, 50 feet more or less to the southwesterly corner of the lot owned by J. H. Mikell, thence in a southwesterly direction with the said J. H. Mikell's southwesterly line, 145.5 feet to a point on said line which is the northwest corner of a lot owned by Annie Mary Martin; thence in a southwesterly direction 50 feet with the northwesterly line of the said lot owned by said Annie Mary Martin to a point on said line which is the northeasterly corner of a lot deeded by Eva P. Jones and husband, to Thomas J. Tyne; thence northwesterly along the northeasterly line of said lot deeded to Thomas J. Tyne and parallel with the dividing line between Lots 5 and 6, 145.4 feet to the beginning.
>
> Being the property conveyed to Caswell E. Rose, by

deed from Eva P. Jones, and husband, as of record in Book 821, page 41, R.O.D.C.

Terms of Sale: Cash, to the highest and best bidder. Bidding will start at $2420.00.

In obedience to said order, I respectfully report that I advertised, for the required time, in the Nashville Record a newspaper published in the city of Nashville stating that at the southdoor of the Courthouse in Nashville, at 12 o'clock on Thursday, August 19, 1971, I would sell said above described property upon said terms, at which time and place I attended and offered the same, when said property was fairly struck off and sold to Norman W. Ginsberg for $7000.00. The purchaser complied with his bid by paying $7000.00 in cash.

Respectfully submitted,
Raymond L. Barrett, Clerk & Master

By L. S. Cato, D.C. & M.

Filed August 19, 1971

And it appearing to the Court that said report having been on file and unexcepted to for more than five (5) days, the same is by the Court in all things confirmed.

And it appearing that the purchaser, Norman W. Ginsburg, has complied with his bid in the aforesaid sale, and that title to the property should be divested out of the parties to this cause and vested in the said Norman W. Ginsburg, the purchaser; and upon the entire record in this cause including the report of the Clerk and Master as to the respective interests of the residuary legatees and various encumbrances by way of taxes, attorney's fees, costs herein; and it further appearing that the proceeds of the aforesaid sale should be distributed as heretofore set out by the Clerk and Master's report; it is therefore ORDERED, ADJUDGED and DECREED that the proceeds of the aforesaid sale held by the Clerk of this Court be distributed in accordance

with the report of the Clerk and Master heretofore filed in this cause; that title in the aforesaid property be divested out of the parties in this cause and vested in the purchaser, Norman W. Ginsburg, and the Clerk will, upon demand of said purchaser and payment of the legal therefor, make, acknowledge and deliver to said purchaser a Warranty Deed conveying said title to said land, or at his election, a certified copy of this Decree and his monument of title.

It is further ordered, adjudged and decreed that the disbursements pursuant to the report of the Clerk and Master heretofore filed in this cause shall be made as follows:

1. The payment of all costs of this cause.

2. The payment of all taxes due and owing on the subject property for the years 1949 through 1970.

3. Payment to Milton W. Smith, Jr., a Guardian ad litem fee in the amount of $100.00 for his services in Rule No.89551, which services were, by decree in that cause, made a part of the costs in this action.

4. Payment to Robert H. Schwartz, the sum of $500.00 for his services as Guardian ad litem in this cause.

5. Payment to Robert E. Hoehn, Taylor, Schlater & Smith, the sum of $1200.00 as his fee in the instant cause.

6. The remainder to be distributed to the residuary legatees and heirs of residuary legatees as their interest appears in the report of the Clerk and Master.

Approved for entry:

Taylor, Schlater & Smith
By Robert E. Hoehn, Attorney for Complainants

Robert H. Schwartz
Guardian Ad Litem

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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 copy of the decree entered the 13th day of September, 1971, in Minute Book 201, Page 87, in the cause wherein ALBERT P. ROSE, ET AL, are the Complainants and METROPOLITAN GOVERNMENT OF NASHVILLE, ETC., ET AL are the Defendants, Rule Number 93311, 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 7th day of October, 1971, and 196th year of American Independence.

RAYMOND L. BARRETT, CLERK & MASTER

BY Davis Ann Willis
Deputy Clerk and Master

B 33810

IDENTIF. REFERENCE

OCT 12 9 14 AM '71

FEE & REGISTER
DAVIDSON COUNTY, TENN.