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DECREE ENTERED FEBRUARY 11, 1974--M.B. 206, PAGE 312

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

PART I

M.163
P. 19
PW

LENA KIDD)
)
VS.) NO. 91029
)
JUANITA WADDY, ET AL)

FINAL ORDER

This cause came on to be heard before the Honorable Ben Cantrell, Chancellor, on motion presented by plaintiff's counsel. And it appearing to the Court from the entire record in the cause that the report of the Clerk and Master having not been excepted to within the prescribed amount of time should be confirmed in full.

[HERE ATTACH COPY OF REPORT IN FULL]

It further appearing that Alma Johnson by affidavit has tendered to the Court an offer to buy the real property now before the Court. That said offer of $1,500.00 is a fair market price for said property and that the Court should confirm this private sale.

It further appearing to the Court upon motion that certain defendants, to-wit: Juanita Waddy, Murriel Waddy, Ollis Starnes, Florence Wilson, Hulit Pasket, Mrs. Curtis Taylor, Mrs. Lee Tally, Virginia Robinson, Jane Pully, and D. C. Robinson are non-residents of the State and were properly notified by publication as prescribed by law. Said defendants having failed to answer, plead or demur within the prescribed amount of time a default judgment should be rendered against them.

It is therefore ORDERED, ADJUDGED AND DECREED by the Court that the Clerk and Master's report be confirmed in full, that a judgment by default be rendered against those defendants having failed to answer, that all right, title and interest, of the defendants and all other parties to this suit in and to said tract of land, in both law and equity, be divested out of them and each of them, and be vested

in said purchaser Alma Johnson, as an indefeasible inheritance in fee simple absolute. And that when said purchase money shall have been fully paid, the Clerk and Master will make, acknowledge for registration, and deliver to said Alma Johnson, a deed conveying said tract of land to her, as aforesaid; or will give her a duly certified copy of this decree, as muniment of title, at her election, she paying the legal fees therefor. On application of the purchaser a writ of possession will be issued to put her into the possession of said tract of land.

It is further ORDERED that from said purchase money the Clerk and Master shall pay all taxes that have accrued on said property through December 31, 1973, the premium due Chicago Title Company for an owners title insurance policy on said property, reasonable attorney fees to plaintiff's counsel and the Court appointed Guardian Ad Litem and the Court costs of bringing this action and that the remainder be paid over to heirs in the manner prescribed in the Master's report.

Enter this 8th day of February, 1974.

Ben H. Cantrell
CHANCELLOR

Approved for Entry:

Roy A. Miles, Jr.
ROY A. MILES, JR.
Attorney for Plaintiff

Coyness Ennix
COYNESS ENNIX
Guardian Ad Litem for Unknown Heirs

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 500.00. Affiant Loy K. Williams
Subscribed and sworn to before me this 20th day of Feb 1974
Deputy Register W. O. Williams

LENA KIDD	)	IN THE CHANCERY COURT OF
	)	
VS. 91029	)	NASHVILLE, DAVIDSON COUNTY,
	)	
JUANITA WADDEY	)	TENNESSEE - PART I

1974 JAN 18 PM 3:20

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to an order of reference entered May 29, 1973, in Minute Book 204, Page 498, I report as follows:

1. Whether or not Dilcy Sneed died intestate.

Proof in this matter having been presented by sworn bill, sworn amended and supplemental bill and affidavit, from all of which the Clerk and Master is of the opinion Dilcy Sneed died intestate.

(See original bill, amended and supplemental bill, and affidavit of Lena Paskett Kidd)

2. Whether or not at the time of her death, Dilcy Sneed was seized and possessed of the real estate set forth in the original bill.

Proof in this matter having been presented by sworn bill, sworn amended and supplemental bill and affidavit, the Clerk and Master is of the opinion that Dilcy Sneed died seized and possessed of the real estate set forth in the original bill.

(See original bill, amended and supplemental bill, and affidavit of Lena Paskett Kidd)

3. Who were the heirs at law of Dilcy Sneed at the time of her death, and the interests that they have in the real estate described in the bill?

Proof in this matter having been presented by sworn bill, sworn amended and supplemental bill, and affidavit, the Clerk and Master is unable to determine who were the heirs at law of Dilcy Sneed at the time of her death. The Clerk and Master is further of the opinion that the interests of the

surviving heirs are as follows:

Lena Kidd	1/42
Florence Wilson	1/42
Hulit Paslatt	1/42
Maggie Rucker	1/42
Starnes Paskett	1/42
Mrs. Curtis Taylor	1/42
Wesley Allen	1/126
Louise Allen Tisdale	1/126
Clarence Allen	1/126
Julia (Juanita) Waddy	1/12
Muriel Waddy	1/12
Olie Starnes	1/3
Mrs. Lee Talley	1/15
Jane Pulley	1/15
Virginia Robinson	1/15
Houston Robinson	1/15
Lottie Lyle	1/15

(See amended and supplemental bill and affidavit of Lena Paskett Kidd)

4. Whether or not any of the heirs of Dilcy Sneed have since died, and if so the status of their estate and/or their heirs at law.

Proof in this matter having been presented by sworn bill, sworn amended and supplemental bill, and affidavit, the Clerk and Master is unable to determine from what point in time he is to determine whether or not any of the heirs of Dilcy Sneed have since died. The Clerk and Master is able to determine that the status of the estates of Dilcy Sneed's surviving heirs is as stated in paragraph three (3).

(See original bill, amended and supplemental bill, and affidavit of Lena Paskett Kidd)

5. Whether the premises are so situated that partition cannot be made in kind, or whether or not it would be in the best interest of the parties that the real estate be sold instead of partitioned in kind.

Proof in this matter having been presented by sworn bill, sworn amended and supplemental bill and affidavits, the Clerk and Master is of the opinion that it would be in the best interest of the parties to have the real estate sold instead of partitioning in kind.

(See original bill, amended and supplemental bill, affidavits of Lena Paskett Kidd, H. E. Dixon and Theodore Lewis)

6. Whether there are encumbrances upon the property, or clouds upon the title.

Proof in this matter having been presented by a title letter from Chicago Title Insurance Company and tax reports, the Clerk and Master is of the opinion that the only encumbrances on said real estate are taxes set out as follows:

1973 Metro Taxes	$ 18.50
1972 Metro Taxes	14.18
1971 and prior years Metro Taxes	258.73
	$291.41

(See tax report and title letter)

7. If it would appear that the property would be sold, whether or not it would be in the best interests of the parties to have it sold at auction, or private sale, and the reasonable value of the property.

Proof in this matter having been presented by affidavits, the Clerk and Master is of the opinion that the reasonable value of the real property is $1,500.00. The Master is further of the opinion that it would be in the best interests of the parties to sell the property at a private sale as there is a prospective buyer for the property that is willing and has offered to pay $1,500.00.

(See affidavits of H. E. Dixon, Theodore Lewis, and Alma Johnson)

Respectfully submitted,

RAYMOND L. BARRETT
CLERK AND MASTER

By _____
James V. Barr III
Deputy Clerk and Master

Filed January 18, 1974

xc: Roy A. Miles, Jr.
Coyness L. Ennix

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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 11 day of February, 19 74, in Minute Book 206, Page 312, in the cause wherein LENA KIDD, is the Plaintiff, Vs. JUANITA WADDY, et al, are the Defendants, Rule Number 91029, 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 20 day of February, 1974, and 19 8 year of American Independence.

RAYMOND L. BARRETT, CLERK & MASTER

BY Doris Lee Willis
Deputy Clerk and Master

C42608

IDENTIFICATION REFERENCE

FEB 20 11 41 AM '74

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

FEB20	CONV	*1,500.00				
FEB20	S'TAX		A*	3.90		
FEB20	PR'FEE		A*	.50		
FEB20	MISC		A*	12.00	*	16.40