DECREE ENTERED FEBRUARY 22, 1974--M.B. 206, PAGE 381

PART I OF THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE

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pw

JENNIE LEE DAVIS, ET AL)
)
)
VS.) NO. A-1275
)
)
ROBERT E. CLENDENING)

Buyer + Def Bells
Ron Rippetoe et ux
Sale Date - 1026
Madison, Tenn

DECREE OF SALE AND DISTRIBUTION

In this cause, it appearing to the Court that the Master has heretofore filed his report as ordered, which report is as follows:

(Here copy of report as filed on August 31, 1973, Minute Book 205, Page 196)

~~(Here copy report of sale)~~ BHC

And said reports being unexcepted to are, by the Court, in all things confirmed.

It appears to the Court that in this particular case, the estate of William Lubie Clendening is in the process of being administered in the Probate Court for Davidson County, Tennessee and that the original complainant, Jennie Lee Davis, is the duly qualified executrix of the Last Will and Testament of the deceased, William Lubie Clendening.

The Court being satisfied that the facts are as set out in the reports, the respective rights and interests of the parties are adjudged and settled accordingly, the shares of each party being - Jennie Lee Davis, 1/7 - Ethel Gregory, 1/7 - Mande Minton, 1/7 - William B. Clendening, 1/7 - Ollie M. Pitts, 1/7 - Robert E. Clendening, 1/7 and James H. Clendening, 1/7, and the Court having approved the sale of the lands as described in the pleadings to James Ronald Rippetoe and wife, Suzanne Rippetoe for the sum of $3,300.00 cash, and the said James Ronald Rippetoe and wife, Suzanne Rippetoe having paid such amount into Court.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that all the right, title and interest of all the parties to

this suit, complainants and defendant, in and to said tract of land described as follows:

> Land in Davidson County, Tennessee, being lot No. 3 on the Map of Montague Valley of Rest Subdivision, being part of Lot 18 in Montague Subdivision, as of record in Book 547, page 38, Register's Office for said County.
>
> Said lot No. 3 fronts 60 feet on the westerly side of a private drive and runs back 121.0 feet on the northerly line and 102.5 feet on the southerly line to the easterly line of lot No. 17 of the Original Plan of Montague and measures 57.3 feet thereon.
>
> Being the same property conveyed to William L. Clendening and Jennie Lee Davis, by deed from J. T. Murphree and wife, of record in Book 4308, page 337, Register's Office for Davidson County, Tennessee. The said William L. Clendening having since died.

be divested out of them and vested in the said James Ronald Rippetoe and wife, Suzanne Rippetoe, and that the clerk prepare, execute and upon payment of the legal fees therefor, deliver to the said James Ronald Rippetoe and wife, Suzanne Rippetoe a deed conveying to ~~her~~ THEM BOTH said lands as an indefeasible inheritance in fee simple forever.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that out of the proceeds of said sale, as paid in, the Clerk and Master will retain enough to pay all the costs of this cause and then will pay:

1. The bill due Attorneys Title Company in the amount of $50.00 for Guaranty of Title No. 1837342.

2. The amount due Jennie Lee Davis for advance payment of taxes for 1971, 1972 and 1973 in behalf of all parties in the amount of $87.06.

Whatever balance which may remain in the hands of the Clerk and Master after making the above payments, and paying the costs of the cause, he will pay to the Executrix, Jennie Lee Davis, in order that she can continue with the administration of the estate.

Ben H. Cantrell
CHANCELLOR

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JENNIE LEE DAVIS, ET AL) IN THE CHANCERY COURT
)
) OF NASHVILLE, DAVIDSON
VS. NO. A-1275)
) COUNTY, TENNESSEE
)
ROBERT E. CLENDENING) PART I

REPORT OF THE CLERK & MASTER

TO THE CHANCELLOR:

Pursuant to an order of reference entered August 31, 1973, Minute Book 205, Page 196, I report as follows:

1. What interest do the parties to this cause have in the described real estate?

Proof in this matter having been presented by sworn complaint and affidavits, the Clerk and Master is of the opinion that the parties have the following interest in the real estate of William Lubie Clendening:

Jennie Lee Davis.....1/7
Ethel Gregory.....1/7
Mande Minton.....1/7
William B. Clendening.....1/7
Ollie M. Pitts.....1/7
Robert E. Clendening.....1/7
James H. Clendening.....1/7

(see affidavit of Jennie Lee Davis, and Exhibits A and B to the Complaint)

2. Will the sale of the land as prayed in the original complaint be in the manifestly best interest of the defendant?

Proof in this matter having been presented by sworn complaint and affidavits, the Clerk and Master is of the opinion that the private sale as set out in the complaint would be in the best interest of all parties as the offered price is more than either of the appraisals from competent real estate persons.

(see complaint and affidavits of Mrs. Philip R. Graves and Bert Ferguson)

Respectfully submitted,

RAYMOND L. BARRETT
CLERK & MASTER

BY James V. Barr, III
James V. Barr, III
Deputy Clerk & Master

cc: H. Tom Kitrell

Filed October 10, 1973

R.L. BARRETT CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.
1973 OCT 11 AM 8:49
FILED

Attorneys TITLE COMPANY, INC.

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MEMBER

STAHLMAN BUILDING

JNO. B. COBB, JR., MANAGER

January 29, 1974

NASHVILLE, TENNESSEE 37201

JAMES RONALD RIPPETOE AND WIFE,
SUZANNE RIPPETOE

RE: G. No. 183734
Owner's Policy $ 3,300.00

Dear Sir and Madam:

Based upon the certificate of title of Tom Kittrell, Attorney, the undersigned ATTORNEYS TITLE COMPANY, INC., as agent, conditioned upon the payment of the premium, will cause to be issued the usual title policy of the TITLE INSURANCE COMPANY OF MINNESOTA, insuring the following state of facts to be correct as of January 29, 1974, at 8:00 A. M.

Title to the land hereinafter described is vested in the heirs at law of William L. Clendening, deceased, in a 1/2 undivided interest, and Jennie Lee Davis in a 1/2 undivided interest, by deed from J. T. Murphree and wife, Winifred Murphree, of record in Book 4308, page 337, Register's Office for Davidson County, Tennessee, subject to:

1. Metro taxes for 1974, books not ready.
   Metro taxes for 1973, Wm. L. Clendening & J. L. Davis, Lot 3, Par. 11D 67845, Map 52-9-12, $66.13, UNPAID.

2. All questions of boundary lines and location of improvements and area contained in the property hereby insured, and rights of parties in possession, dependent upon a correct survey for determination.

3. We will require the entry of an appropriate decree in the cause of Jennie Lee Davis, et al, Vs. Robert E. Clendening Complaint No. A-1275, Chancery Court for Davidson County, Tennessee, vesting title in the proposed purchasers and the recordation of a muniment of title in the Register's Office for Davidson County, Tennessee.

DESCRIPTION:

Land in Davidson County, Tennessee, being lot No. 3 on the Map of Montague Valley of Rest Subdivision, being part of Lot 18 in Montague Subdivision, as of record in Book 547, page 38, Register's Office for said County.

SAID lot No. 3 fronts 60 feet on the westerly side of a private drive and runs back 121.0 feet on the northerly line and 102.5 feet on the southerly line to the easterly line of Lot No. 17 of the Original Plan of Montague and measures 57.3 feet thereon.

BEING the same property conveyed to William L. Clendening and Jennie Lee Davis, by deed from J. T. Murphree and wife, of record in Book 4308, page 337, Register's Office for Davidson County, Tennessee. The said William L. Clendening having since died.

Yours very truly,
ATTORNEYS TITLE COMPANY, INC.

BY: Jno. B. Cobb Jr., Manager

JBC:bs

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 22nd day of February, 19 74, in Minute Book 206, Page 381, in the cause wherein JENNIE LEE DAVIS, ET AL, are the Plaintiffs, Vs. ROBERT E. CLENDENING, is the Defendant, Rule Number A-1275, 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 27 day of February, 1974, and 198 year of American Independence.

RAYMOND L. BARRETT, CLERK & MASTER

BY Doris Lenn Willis
Deputy Clerk and Master

C43530

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IDENTIF. REFERENCE

FEB 27 9 03 AM '74
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $3300.00. Affiant Robert R. Cl
Subscribed and sworn to before me this 27th day of Feb 1974
Deputy Register W. W. Williams

FEB27	CONV	*3,300.00			
FEB27	S'TAX		A*	8.58	
FEB27	PR'FEE		A*	.50	
FEB27	W'DEED		A*	10.00	* 19.08