Decree Entered November 12, 1974 in M.B. 91, page 310

IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, PART II

92-6
48
PW

ANNIE DEAN)
)
)
VS.) RULE NO. A-2432
)
)
CAROL BLAIR, ET AL)

F I N A L D E C R E E

In this cause, it appearing;

1. That Mary Ruth Smith has paid $9,000.00 to the Clerk and Master for the purchase of the following described real property:

> Land situated in the 13th Civil District of Davidson County, Tennessee, being Lot No. 6 in Faulconer and Ashcraft's Subdivision of Lots Nos. 8 and 19, on the Boyd McNairy Plan near Nashville, Tennessee, described as follows:
>
> Said Lot No. 6 fronts 40 feet on the West side of 25th Avenue, North, formerly Poster Street and runs back between parallel lines 110 feet to an alley.
>
> Being the same property conveyed to Carl Blar (sic) and Ann Delors Ferguson (sic) by deed from Annie Dean, an unmarried woman, of record in Book 4069, page 98, Register's Office for Davidson County, Tennessee, the said Annie Dean having retained a lifetime interest in said property.

2. That title should be divested out of Carol Blair (named erroneously in the deed to her as Carl Blar), and Ann Delores Ferguson (named erroneously in the deed to her as Ann Delors Ferguson) and Annie Dean, the owner of a life estate in the said property;

3. That the fees of James R. Everett, Guardian Ad Litem, the appraisal fee of Floyd Adkisson Company and the attorney's fee of Denney, Lackey & Chernau, attorneys for Plaintiff, back taxes on the property in question and the costs of this cause be paid from the $9,000.00 paid into Court; and

Buyer: Mary Ruth Smith
813 - 25th Ave North
Nash - Tenn

Sat Both
Same

4. That from the remaining funds, their respective shares be paid to the adult parties to this action, with the share of the minor party to this action being retained in Court until she reaches majority.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED;

1. That all right, title and interest of all parties to this suit in and to said tract of land be and the same are hereby divested out of them, and each of them, and vested in said Mary Ruth Smith, as an indefeasible inheritance in fee simple, forever; and the Clerk and Master of this Court will give her a certified copy of this decree for registration. The costs of said certified decree shall be paid by said Mary Ruth Smith.

2. After first paying the costs of this cause and back taxes on the property in question, the following disbursements shall be made by the Clerk and Master:

a) James R. Everett, Guardian Ad Litem, shall receive a fee of $ 200.00 for his services in this cause.

b) Floyd Adkisson Company shall receive a fee for the appraisal services which it rendered in the amount of $

c) Denney, Lackey & Chernau, Attorneys for Plaintiff in this cause, shall receive a fee of $250.00 for its services rendered.

d) Annie Dean, shall receive $2,500.00 as compensation for the life estate which she held in said property, after the aforementioned fees and Court costs have been deducted.

e) Delores Ann Ferguson shall receive one-half of the proceeds of this sale, after the aforementioned costs and fees have been deducted.

f) Carol Blair shall be entitled to one-half of the proceeds of the sale, after the aforementioned costs and fees have been deducted, retained by the Court until she reaches majority, or until said funds have been disbursed, whichever shall first occur.

C. Allen High

C. ALLEN HIGH, CHANCELLOR

APPROVED FOR ENTRY:

DENNEY, LACKEY & CHERNAU

By: Perry R. Happell
Perry R. Happell
Attorney for Plaintiff

JAMES R. EVERETT
Guardian Ad Litem

Delores Ann Ferguson
DELORES ANN FERGUSON

NOV21	CONV	*9,000.00			
NOV21 S'TAX			A*	23.40	
NOV21 PR'FEE			A*	.50	
NOV21	W'DEED		A*	8.00	* 31.90

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 12th day of November, 19 74, in Minute Book 91, Page 310, in the cause wherein ANNIE DEAN, the Plaintiff, Vs. CAROL BLAIR, ET AL, the Defendants, Rule Number A-2432, 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 21st day of November, 1974, and 199 year of American Independence.

RAYMOND L. BARRETT, CLERK & MASTER

BY _____
Deputy Clerk and Master

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $9,000 -. Affiant Mary Ruth Smith
Subscribed and sworn to before me this 21st day of November 1974
Deputy Register D. D. Williams

C 79046

IDENTIF. REFERENCE

Nov 21 11 05 AM '74

FELIX Z. HUTTON II REGISTER
DAVIDSON COUNTY, TENN.