PREPARED BY: Dewey W. Pedigo
Attorney at Law
Stahlman Building
Nashville, Tennessee

Buyer: Jerry Earl Hodges
4706 Drewry Dr.
Nash. Tenn

DECREE ENTERED DECEMBER 10, 1974--MB. 91, PAGE 543

IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE

BOOK 4874 PAGE 974

WOODROW W. SEINER, III
Complainant

VS.

CATHEY JO SEINER, ET AL
Defendants

Rule No. A-4592

Map - 148-12
Par. 57

Jay Bills: Mtg Assoc.
1835 Savoy Dr. Atlanta Ga.

DECREE

This cause came on to be heard on this the 10th day of December, 1974, before the Honorable C. Allen High, Chancellor, upon the pleadings, the evidence, testimony of witnesses heard in open court, argument of counsel, and the entire record in this cause, from all of which the court finds that the complainant entered into a contract on October 30, 1974, for the sale of a house and lot located at 4706 Drewry Drive, Nashville, Tennessee, hereinafter more fully described, for a total sales price of $22,300.00, contingent on court approval of sale, and that this cause is before the court to seek approval of said sale and requesting the court to convey said property; and that the court does find that it is in the best interest of the minors that said property be sold for the sum of $22,300.00 as per the contract filed with the pleadings.

The court further finds that there have been some recent necessary repairs made on said property for the purpose of consummating this sale and that said expenses should be paid out of the proceeds; that at the present time there is a mortgage on said property and that Southern Escrow Company, 1102 Kermit Drive, Nashville, Tennessee, is closing the loan for the purchasers, and that Southern Escrow Company should close the sale and pay the net proceeds of the sale of this property to the Clerk and Master of this court.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED as follows:

1. That Southern Escrow Company, 1102 Kermit Drive, Nashville, Tennessee, close the sale as per the contract filed in this cause, and that Southern Escrow Company, as the closing agent, shall receive the

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever is greater, for this Transfer is $22,300.00

Jerry Earl Hodges
Affiant

Subscribed and sworn to before me this the 11th day of December, 1974.

Bruce Wallace
Notary Public

My Commission Expires: 7-19-77

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

proceeds and disburse the usual and necessary expenses in this transaction, and that in addition to the usual and necessary expenses therewith, shall pay the present mortgage on said property and shall pay the expenses incurred for the repair of the said property necessary to consummate said sale. The expenses are as follows:

(1) Mortgage Associates - $50.00 for F. H. A. approval.

(2) Ernest Robinson - $48.00 for repairing bathroom.

(3) MR. Electric Company - $18.00 for electrical repairs.

(4) Frank M. Cathey - $749.91 as contractor.

(5) Allied Termite and Pest Control - $125.00 for termite treatment.

(6) Joe Smith - $502.86 for six months mortgage payments at $83.81 each.

2. Southern Escrow Company, after the closing of said sale and payment of the ordinary costs and expenses in connection with said sale as per the contract and the payment of the expenses shown in Item 1, shall pay to the Clerk and Master the net proceeds of the sale and also file a copy of the closing settlement statement with the Clerk and Master. Upon payment of the net proceeds of said sale to the Clerk and Master and the filing of the closing settlement statement, the Clerk and Master shall acknowledge receipt of payment as hereinafter provided in this decree. Title to said property shall then be divested out of Woodrow W. Seiner, III, Cathey Jo Seiner and Melody Seiner, and vested in Jerry Earl Hodges and wife, Paula Sue Hodges, their heirs and assigns, to the following described real estate in Davidson County, Tennessee, more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hazelwood Subdivision, Section 2-A, of record in Book 3500, page 27, Register's Office for said County.
>
> Said lot fronts 83.19 feet on the easterly margin of Drewry Drive and runs back between lines 162.0 feet on the northerly side and 159.58 feet on the southerly side to a dead line in the rear which measures 82.23 feet.
>
> Being the same property conveyed to Woodrow W. Seiner, Jr. and wife, Joan Seiner, by deed from Bobby B. McKee and wife, Barbara McKee, of record in Book 3961, page 125, Register's Office for Davidson County, Tennessee. The said Woodrow W. Seiner, Jr. and wife, Joan Seiner, were divorced, the divorce decree being of record in Minute Book 62-B, page 693, Circuit

Court Clerk's Office for Davidson County, Tennessee, and in Book 4574, page 957, Register's Office for Davidson County, Tennessee. The said Joan Seiner is now deceased and Woodrow W. Seiner, III, Cathey Jo Seiner and Melody Seiner are all the heirs at law of the said Joan Seiner. By deed of record in Book 4574, page 962, Register's Office for Davidson County, Tennessee, Woodrow W. Seiner, Jr. and wife, Sue Seiner, conveyed all of their interest in said property to Woodrow W. Seiner, III, Cathey Jo Seiner and Melody Seiner.

3. The Clerk and Master of this court is authorized to furnish to Southern Escrow Company a certified copy of this decree for the purpose of conveying title, and the cost thereof shall be charged as a part of the costs of this cause.

4. The net proceeds received from the sale of the above described property shall be retained by the Clerk and Master of this court pending further orders.

C. Allen Hyde
CHANCELLOR

APPROVED FOR ENTRY:

Dewey W. Pedigo
DEWEY W. PEDIGO
ATTORNEY FOR COMPLAINANT

James C. Vance
JAMES C. VANCE
GUARDIAN AD LITEM

RECEIPT

The Clerk and Master of the Chancery Court at Nashville for Davidson County, Tennessee, acknowledges the net receipt of $8488.80 and a closing settlement statement this date, and said property is hereby vested in Jerry Earl Hodges and wife, Paula Sue Hodges, as per this decree.

This the 13th day of December 1974.

Raymond L. Burnett
CLERK AND MASTER OF THE CHANCERY COURT AT NASHVILLE FOR DAVIDSON COUNTY, TENNESSEE

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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 10 day of December, 19'74, in Minute Book 91, Page 543, in the cause wherein WOODROW W. SEINER, III, the Plaintiff, Vs. CATHEY JO SEINER, ET AL, the Defendant§ Rule Number A-4592, 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 10th day of December, 19 74, and 19 9th year of American Independence.

RAYMOND L. BARRETT, CLERK & MASTER

BY Ruth Duncan
Deputy Clerk and Master

C814403

IDENTIF. REFERENCE

DEC 13 11 03 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

DEC 13	CONV	22,300.00			
DEC 13 S'TAX			A*	57.98	
DEC 13 PR'FEE			A*	.50	
DEC 13	W'DEED		A*	8.00	* 66.48