DECREE ENTERED FEBRUARY 6, 1976--M.B. 213, PAGE 575

IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE

PART I

13DA 47250

Myb 70-9
Ddn 4

CLAUDE M. QUARLES,
a citizen and resident of
Davidson County, Tennessee

vs.

NO. 92143

IRENE D. QUARLES,
a citizen and resident of
Davidson County, Tennessee,
living at 3210 Lincoln Avenue,

BOOK 4957 PAGE 481

FINAL DECREE

This cause came on to be heard on the 4th day of February, 1976 before the Honorable Ben H. Cantrell, Chancellor, holding Part I of the Chancery Court of Davidson County, Tennessee at Nashville, upon the original bill of complaint, the answer thereto and cross-bill filed by the defendant, the answer to the cross-bill filed by the complainant and cross-defendant; oral testimony of witnesses heard in open court and the entire record in this cause from all of which the Court finds and holds that the cross-bills filed by the respective parties are without merit and should be dismissed and the Court finds further from all the proof that the defendant and cross-complainant is entitled to a reformation of the deed conveying the land herein below described to the parties to the extent that all right, title and interest of the complainant and cross-defendant be di-vested out of him and vested in fee simple in the cross-defendant said land is described as follows:

> Land in Davidson County, Tennessee, being the northwest part of Lot No. 18 on the Plan of Alpine Terrace, as of record in Book 421, Page 131, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Lincoln Street, the common corner of Lots Nos. 17 and 18; thence with the line between said lots, northerly 150 feet to an iron pin in the southerly margin of Hale Street; thence easterly with said margin of said street, 77.7 feet to an iron pin; thence leaving said street 65 feet in a southeasterly direction to an iron pin; thence S. 31 deg. 5' west 160.5 feet to an iron pin in the northerly margin of Lincoln Street; thence with said margin of said street, westerly 73 feet to the point of beginning.

BEING the same property conveyed to Claude M. Quarles and wife, Irene D. Quarles by deed from William C. Vandevort and wife, Maxine J. Vandevort, by deed of record in Deed Book 4148, Page 289, Register's Office for Davidson County, Tennessee.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by the Court that the cross-complaints filed by each party against the other be and the same are hereby dismissed.

IT IS FURTHER, ORDERED, ADJUGED AND DECREED by the Court that the deed conveying the land in controversy be reformed to the extent that all right, title and interest which Claude M. Quarles, the complainant and cross-defendant, may have or has in the above described property be divested out of him and vested in the defendant and cross-complainant, Irene D. Quarles, in fee simple and that the deed wherein said land was conveyed to the parties be and is hereby reformed to said extent.

IT IS FURTHER, ORDERED, ADJUDGED AND DECREED by the Court that the costs of this cause be taxed ONE-HALF (1/2) each to the complainant and cross-defendant and the defendant and cross-complainant for which execution may issue if necessary.

Ben H. Cantrell
BEN H. CANTRELL, Chancellor

APPROVED FOR ENTRY:

GRAHAM B. BOYCE, Attorney for Plaintiff and Cross-Defendant

Joseph L. Lackey
JOSEPH L. LACKEY, SR., Attorney for Defendant and Cross-Complainant

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF Dec 1996.
Deputy Register

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 6th day of FEBRUARY, 19 76, in Minute Book 213, Page 575 in the cause wherein CLAUDE M. QUARLES is the Complainant, and IRENE D. QUARLES is the Defendant, Rule Number 92143, 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 13 day of FEBRUARY, 1976, and 200th year of American Independence.

RAYMOND L. BARRETT, Clerk and Master

By: _____
Deputy Clerk and Master

D 3638

T IDENTIF. REFERENCE

FEB 18 8 32 AM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

FEB 18 76	CONV	*3,750.00			
FEB 18 76 S'TAX			B*	9.62	
FEB 18 76 PR'FEE			B*	.50	
FEB 18 76	W'DEED		B*	6.00	* 16.12