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IN THE SIXTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

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HILDA MARJORIE RATNER]

-vs-] NO. 80701

LAWRENCE THEODORE RATNER]

O R D E R

This cause came on to be heard on the 7th day of January, 1976, before the Honorable James M. Swiggart, Judge, upon the petition for absolute divorce filed by plaintiff, personal service of process upon the defendant, default judgment being duly granted, submission to the Court of property settlement agreement for approval, testimony of plaintiff and her two corroborative witnesses, statement of counsel in open court and from the entire record in this cause. From all of which the Court finds that the defendant has been guilty of such cruel and inhuman treatment or conduct toward plaintiff as renders further cohabitation unsafe and improper. It is therefore

ORDERED AND ADJUDGED that the bonds of matrimony heretofore subsisting between the parties be and the same are hereby forever and perpetually dissolved, and the plaintiff, Hilda Marjorie Ratner, is granted an absolute divorce and restored to all the rights and privileges of an unmarried person.

It is further ORDERED AND ADJUDGED that the property settlement agreement heretofore tendered to the Court is approved in all respects and made a part of this Order by inclusion, as follows:

PROPERTY SETTLEMENT AGREEMENT

WHEREAS, there is presently pending in the Circuit Court of Davidson County, Tennessee petition for absolute divorce filed by HILDA MARJORIE BERGER RATNER, hereinafter referred to as Wife, against LAWRENCE THEODORE RATNER, hereinafter referred to as Husband, under Docket No. 80701, and

WHEREAS, these parties are presently living separate and apart and desire to enter into a property settlement agreement and tender same to the Court for approval in the event a decree of divorce is granted in this cause, and

WHEREAS, these parties have been advised of their respective rights and obligations, one to the other,

NOW THEREFORE, in consideration of $1.00 cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties do agree as follows:

1. Wife will proceed to trial to obtain a divorce on a non-contested basis.

2. All right, title and interest which the Husband has in and to the house and lot of the parties located at 4625 Shy's Hill Road, Nashville, Davidson County, Tennesse shall be divested out of him and the sole and exclusive ownership of said property shall be vested in the Wife. Wife does agree that should she decide to sell the house within five (5) years of the date of this instrument she will allow Husband the first option to purchase same at the prevailing fair market value.

3. The unimproved lot of the parties which adjoins the house at 4625 Shy's Hill Road shall be awared exclusively to the Husband, and to that extent, all right, title and interest which the Wife has in and to said unimproved lot shall be divested out of her and the sole and exclusive ownership of same shall be vested in Husband. Husband agrees to allow Wife the first option to purchase said lot at the prevailing fair market value in the event he decides to sell same within five (5) years of the date of this instrument.

4. The entire art collection of the parties, including framed and unframed works of art and including art books, brochures and artifacts, shall be awarded exclusively to the Husband.

5. All of the household furniture, furnishings and personal property not hereinbefore mentioned shall be awarded exclusively to the Wife.

6. The 1970 Maverick automobile shall be awarded to Wife and the 1970 LTD automobile shall be awarded to the Husband.

7. The parties agree to divide the treasury bonds and the New Jersey Municipal bonds in equal shares, to share and share alike.

8. The parties agree to pay Wife's solicitor of record, Robert L. Jackson, a total attorney fee of $250.00, plus the court costs in this cause, said fee and costs to be paid on or before the final hearing in this matter.

9. Both parties agree to sign any and all documents, deeds, contracts, or instruments necessary to carry out the full purpose and intent of this Agreement. Both parties acknowledge that they have read this Agreement in its entirety prior to signing same and they have signed same voluntarily.

WITNESS OUR HANDS, this 15 day of December, 1975 as to Wife, and the 15 day of December, 1975 as to Husband.

Nida Marjorie Berger Ratner
WIFE

Lawrence T. Berger Ratner
HUSBAND

Robert L. Jackson
ATTORNEY FOR WIFE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Hilda Marjorie Berger Ratner, with whom I am personally acquainted and who made oath that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 1975.

Susan Rocco
NOTARY PUBLIC

My C. E. 2/14/79

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Lawrence Theodore Ratner, with whom I am personally acquainted and who made oath that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 1975.

Susan Rocco
NOTARY PUBLIC

My C. E. 2/14/79

It is further ORDERED AND ADJUDGED that the property hereinbefore mentioned and awarded exclusively to the plaintiff, Hilda Marjorie Ratner, is more particularly described as follows:

Being Lot No. 7 on the Map of Section I, Seven Hills, as of record in Book 2133, pages 81 and 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 206.4 ft. on the west side of Shy's Hill Road and runs back between lines 308 ft. on the north line and 295.6 ft. on the south line which is a broken line, to a dead line in the rear, on which it measures 219 ft.

Being the same property conveyed to Lawrence T. Ratner and wife, Hilda B. Ratner, by deed from Woodhaven Homes, Incorporated, of record in Book 2279, page _____, said Register's Office.

The costs of this cause are taxed against the defendant, for all of which execution may issue, if necessary.

Enter This 9th day of Jan 1976

James L. Sweeney
JUDGE

APPROVED:

Robert L. Smith
Attorney for Plaintiff

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IDENTIF. REFERENCE

FEB 18 11 49 AH '76

REGISTER
DAVIDSON COUNTY, TENN.

FEB 18 MISC

B* 12.00 * 12.00

Mail John Reynolds Attn
Amer Trust Bldg
Nashville Tenn 37201

STATE OF TENNESSEE

I, GEORGE L. ROOKER, *Clerk of the Circuit Court for the County of Davidson, in the State aforesaid, do certify that the foregoing is a correct* ~~transcript~~ True Copy *of the record and proceedings had in said Court in the case heretofore prosecuted and determined therein, between* Hilda Marjorie Ratner *Plaintiff, and* Lawrence Theodore Ratner *Defendant, as same remain of record in said Court.*

IN TESTIMONY WHEREOF, *I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the* 17th *day of* February *in the year one thousand nine hundred and* seventy-six *and in the* 200th *year of American Independence.*

GEORGE L. ROOKER, *Clerk.*

By D. Buttrey, *D. C.*