BOOK 5028 PAGE 380

IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

MARCH 26th, 1976.

map 61-14
Parcels 114 & 119

ALLIE GERTRUDE GREEN BECKETT,

Plaintiff

VS.

JOHN BERNARD BECKETT, AND JOHN A. BECKETT,

Defendant

NO. 77893

MINUTE BOOK 109-A, PAGE 311

ORDER

This cause came on for hearing February 25, 1976, and upon prior days of the Court before Honorable Tom Black, Special Judge, Third Circuit Court, Davidson County, Tennessee, upon defendant's petition to adjudicate the respective property rights of the parties herein, and to have a conveyance of certain real property in controversy herein set aside, answer thereto by the original plaintiff herein and co-respondent John A. Beckett, testimony of the respective parties, argument of counsel and upon the entire record herein, from all of which the Court took the matter under advisement and rendered a memorandum opinion the contents of which is made the judgement of the Court as follows:

It is therefore ORDERED and DECREED by the Court that:

1. The real estate in controversy herein, which was transferred by the plaintiff to respondent, John A. Beckett by deed in Book 4874, page 324/325 on December 10, 1974, is found the jointly owned property of John B. Beckett and Gertrude Green Beckett, said realty being more fully described as follows:

Tract # 1: Being part of Lot No. 74 on the plan of the subdivision of Maplewood Home Tract, as of record in book 421, page 174, Register's Office for said county described as follows:

Beginning in the dividing line between Lots No. 74 & 75 at a point 250 feet west of the westerly margin of Burrus Street, said point being the northwest corner of the second tract conveyed to Nannie

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Louise Jones, by deed from Willie D. Burt and Husband of record in book 1195, page 632 said Register's Office, thence with said Jones' westerly line southward 87 feet to the northwest corner of the property conveyed to James R. Ruffell, Jr. and wife by deed from William M. Gray and wife of record in book 741, page 564 said Register's Office, thence with said Ruffell's westerly line southwardly 115 feet, in all 202 feet to the dividing line between Lots Nos. 73 & 74, thence with said line, westwardly 484 feet to the easterly margin of the Right-of-Way of the L & N Railroad; thence with said Right-of-Way northwardly 201 feet to the corner of Lots 74 & 75; thence with the line between said two lots, eastwardly 538 feet to the beginning.

Being the same property conveyed to Gertrude Green Beckett from Raymond H. Leathers of record in book 1309, page 468, Register's Office of Davidson County.

Tract # 2: Land in Davidson County, Tennessee, being part of Lot 73 on the plan of the subdivision of the Maplewood Home Tract, as of record in book 421, page 174 Register's Office for said county, described as follows:

Beginning on the northerly margin of a street called Gillock Street, at a point 200 feet westerly from the westerly margin of Burrus Street, thence with the northerly margin of Gillock Street, westerly 200 feet, thence northerly parallel with the westerly margin of Burrus Street 200 feet, more or less to the line between Lots No. 73 & 74; thence with said line easterly 150 feet; thence southerly 20 feet; thence easterly 50 feet to a point 200 feet westerly from the westerly margin of Burrus Street; thence southerly 180 feet, more or less, to the beginning.

Being the same property conveyed to Gertrude Green by Sarah Alexander, an unmarried woman of lawful age, of record in book 794, page 192 Register's Office Davidson County.

2. The conveyance of the aforesaid realty by plaintiff to respondent John A. Beckett of record in Book 4874, page 324/325 Davidson County Register's Office is declared void and is therefore set aside as it was made with the intent to deprive defendant John B. Beckett, of his interest in this realty.

3. The said realty herein described is hereby vested in the said John B. Beckett and Gertrude Green Beckett as tenants-in-common.

4. The plaintiff shall return to defendant all his personal effects in her possession as well as all his office furniture and all right title and interest therein be vested in defendant.

5. The defendant is awarded a judgement against the plaintiff, Gertrude Green Beckett for seven hundred, Twenty dollars and 64/100 cents ($720.64) for which let execution issue if necessary.

6. Former counsel for defendant, Jay Evans, is hereby awarded a judgement against the defendant for $323.50 for his professional services rendered and shall have a lien to that extent on the monies received from the aforesaid judgement plaintiff is required to pay the defendant.

7. The costs of this cause are assessed one-half to plaintiff and one-half to defendant herein for which let execution issue if necessary.

From all of which plaintiff, Gertrude Green Beckett, and respondent, John A. Beckett except, pray, and are hereby granted an appeal and are allowed 30 days to perfect their appeal as prescribed by law and 60 days in which to prepare and file their bill of exceptions herein.

Enter this 26th day of March, 1976.

Enter This 26 Day of March, 1976 Thurman M Black
SPECIAL JUDGE

Approved for Entry:

Jay McNeal
Attorney for Defendant

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and exact copy of this pleading has been served upon counsel for all parties of interest in this cause by delivering a true and exact copy of said pleading to the office of said counsel or placing a true and exact copy of said pleading in the United States Mail addressed to said counsel at his office, with sufficient postage thereupon to carry the same to its destination.

This the 27 day of March, 1976

By Jay McNeal

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IDENTIF. T REFERENCE

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FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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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* true copy *of the record and proceedings had in said Court in the case heretofore prosecuted and determined therein, between* Allie GErtrude Green Beckett *Plaintiff, and* John Bernard Beckett and John A. Beckett *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* 24th *day of* May *in the year one thousand nine hundred and* Seventy-$ix *and in the* 200 th *year of American Independence.*

GEORGE L. ROOKER, *Clerk.*

By Barbara Eddings *D. C.*