BOOK 5033 PAGE 176

DECREE ENTERED MAY 5, 1976--M.B. 215, PAGE 227
IN THE CHANCERY COURT, PART I, FOR DAVIDSON COUNTY, TENNESSEE

63-8
95
PW

FRANK L. D. EVANS	)	
	)	
-VS-	)	NO. A-6827
	)	
CHANDLER SALES & SERVICE CO., a partnership;	)	
	)	
JAMES W. AUSTIN, SR.; and	)	
	)	
the next of kin, heirs and devisees of James W. Austin, Sr.	)	

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FINAL DECREE

This cause came on to be heard on the 23rd day of April, 1976, before the Honorable Ben H. Cantrell, upon the complainant's motion for a default judgment. It appears to the Court that the defendants have been properly served by publication duly made and by the posting of notice on the subject realty and that the defendants have failed to enter an appearance or file an answer within the time prescribed by law;

It is therefore ORDERED that the complainant's bill be taken as confessed.

It further appears to the Court upon the testimony of the complainant in open Court, that the statement of counsel, the certified copy of the Warranty Deed to the complainant for the subject realty filed as Exhibit "A", the tax receipts submitted as exhibits, and upon the entire record in this cause, that the complainant has sustained the burden of proof required to establish an indefeasible title in the subject realty in accordance with the provisions of T.C.A. §28-209 and T.C.A. §28-210 by having paid taxes continuously for more than twenty (20) years.

It is therefore, ORDERED, ADJUDGED and DECREED that the defendants are hereby divested of all right, title, and interest in the said property and that complainant is hereby vested with an indefeasible title in the said real property

located on Lafayette Street, Old Hickory, Davidson County, Tennessee, more particularly described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lots Nos. 23, 25, 27, 29, 31, 33 and 35 of Block B1 in the subdivision of the Hulme farm, known as Hadley Bend City, a plan of which subdivision is of record in Book 421, Page 120, Register's Office for said County.

Said Lots Nos. 23, 25, 27, 29, 31, 33 and 35 front together 175 feet on the east side of Lafayette Street, and run back between parallel lines 150 feet.

Being part of the same property conveyed to Sam Cohn by deed from Mrs. W. R. Fowlkes, a widow, of record in Book 518, Page 274, said Register's Office; and being part of the same property conveyed to Mrs. W. R. Fowlkes by a deed of confirmation of lost deed from Frederick W. Lewis, of record in Book 530, page 307, said Register's Office; and being part of the same property conveyed to W. B. Baird and James W. Austin, Sr., d/b/a Chandler Sales & Service Co. by deed from Sam Cohn by deed of record in Book 518, Page 391, said Register's Office.

ENTER this _____ day of _____, 1976.

Ben H. Cantrell
CHANCELLOR

SUBMITTED FOR ENTRY:

Cleve Weathers
CLEVE WEATHERS,
Attorney for Complainant
2108 Parkway Towers
Nashville, Tennessee 37219
244-7706

D52791

IDENTIF. REFERENCE

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FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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 5 day of May, 1976, in Minute Book 215, page 227 in the cause wherein FRANK L. D. EVANS is Plaintiff, and CHANDLER SALES & SERVICE CO., et al are Defendants, Rule Number A-6827, 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 8 day of June, 1976 and 200th year of American Independence.

RAYMOND L. BARRETT, Clerk and Master

By: Judy Helms
Deputy Clerk and Master