DECREE ENTERED NOVEMBER 22, 1976--M.B. 218, PAGE 365
IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

PART PROBATE

BOOK 5093 PAGE 237

LEE ELLIS, et al, Plaintiffs)
vs.)
JANET McGUIRE, Defendant.)

No. A-5748-P
(Part II)

O R D E R

This cause came on to be heard before Honorable Judge Ben Cantrell on Friday, November 12, 1976, upon Motion of Trustee, Marietta M. Shipley, to confirm a sale at auction on October 28, 1976 for the major portion of the property involved in this lawsuit. The results of the sale were as follows:

Sale No. 1, 1706 17th Avenue, North (Buyer assumed mortgage of $27,290.00)	$ 28,100.00
Sales Nos. 2 and 3, 1927 and 1929 16th Avenue, No.	1,500.00
Sale No. 4, 1804 Fourth Avenue, North (The overdue mortgage of $5,600.00 was apparently more than the property was worth)	No Sale
Sale No. 5, 1827 Liberia Street	5,000.00
Sale No. 6, 1829 Liberia Street	5,250.00
Sale No. 7, 1818 Glade Street	1,500.00
Sale No. 8, 1820 Glade Street (Seller will pay off mortgage of $2,128.42)	5,200.00
Sale No. 9, 2429 White's Creek Pike	8,000.00
Total Proceeds	$ 54,550.00
Less assumed mortgage	27,290.00
Net Proceeds	$ 27,260.00

The Court found that the bids received at auction were reasonable in light of the deterioration of the properties and confirmed the sale. The Trustee was directed to convey the properties to the purchasers with the Order of the Court serving as a muniment of title to be recorded in the Register's Office or at the purchaser's option that a Deed be prepared by the Clerk & Master at the purchaser's expense.

IT IS SO ORDERED, ADJUDGED AND DECREED that the auction sale held on October 28, 1976 be confirmed and that the Trustee be authorized to pay the necessary expenses of the sale and including the auctioneer's commission, title insurance, expenses of cleaning the properties and taxes to the Metro government, both current and in arrears.

Send all tax bills to new owners at addresses shown for each sale.

IT IS FURTHER ORDERED that the Trustee, Marietta M. Shipley, pursuant to the decree of the Chancery Court, Minute Book 4-P, page 136 appointing her Trustee to "manage, conserve, rent or sell the disputed property or portions of it in her sole discretion...", the property be divested from her as Trustee and vested in the new purchasers of the property as follows: with this Order of the Court serving as a muniment of title to be recorded in the Register's Office or at the purchaser's option that a Deed be prepared by the Clerk & Master at the purchaser's expense.

81-11
250

Sale No. 1 1706 17th Avenue, North

IT IS SO ORDERED that the property described below be divested from Marietta M. Shipley, Trustee, and vested in Richard A. Lewis for the purchase price of Twenty-eight Thousand One Hundred and No/100($28,100.00) Dollars of which Eight Hundred Ten and No/100 ($810.00) Dollars has been paid in cash and for the remainder Richard A. Lewis has assumed and agreed to pay the unpaid balance of an indebtedness to Community Federal Savings and Loan Association which is evidenced by a Deed of Trust from Morris B. Haddox and wife, Linelle W. Haddox to Alfred C. Galloway, Trustee of record in Book 4568, page 454, Register's Office for Davidson County.

Being the southerly 50 feet of Lot No. 367 on the Plan of McGavock, Wetmore et al, Second Addition to the City of Nashville, called the "Addition to th Town of McGavock", as of record in Book 21, page 41, Register's Office for said County.

Said part of Lot No. 367 fronts 50 feet on the easterly side of 17th Avenue North, formerly James Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Ruby McGuire, unmarried, by deed from Morris B. Haddox and wife, Linelle Haddox, of record in Book 4986, Page 417 Register's Office for Davidson County, Ten. Said property now vested in Marietta M. Shipley, Trustee, for purposes of sale pursuant to decree of Chancery Court of Davidson County, Tennessee at Nashville, in Book 4-P, page 136.

81-7
207-208

Sale Nos. 2 & 3 1927-1929 16th Avenue, North

IT IS SO ORDERED that the property described below be divested from Marietta M. Shipley, Trustee and vested in Jacey A. Moore, Trustee, with full power to sell, mortgage and transfer or otherwise convey without the joinder or disclosure of any beneficiaries for the purchase price of Fifteen Hundred and No/100 ($1500.00) Dollars in cash and the agreement that the house on

1927 16th Avenue, North is to be torn down at the purchaser's expense.

Being the easterly 90 feet of Lot 42 and the north one-half of Lot 41 on the Map of W.M. Butler's Subdivision of record in Book 57, Page 98, R.O.D.C.

Said part of Lot 42 fronts 50 feet on the westerly side of 16th Ave. North, formerly Butler Street and runs back between parallel lines with the southerly margin of Clay Street, 90 feet to a dead line.

Said part of said Lot 41 fronts 25 feet on the westerly side of 16th Avenue, North and runs back between parallel lines 145.6 feet to an alley.

Said part of Lot 42 being the same property conveyed to Ruby McGuire (unmarr by deed from Cline G. Rainey and wife, Edna W. Rainey, of record in Book 4776, Page 710, R.O.D.C.

Said part of Lot 41 being the same property conveyed to Ruby McGuire, (unmarr by deed from David Vincent, of record in Book 4886, Page 606.
Said property now vested in Marietta M. Shipley, Trustee, for purposes of sale pursuant to decree of Chancery Court of Davidson County, at Nashville im Book 4-P, page 136.

71-5
229.2

Sale No. 5 1827 Liberia Street

IT IS SO ORDERED that the property described below be divested from Marietta M. Shipley, Trustee and vested in Lorenzo Hawkins for the purchase price of Five Thousand Two Hundred Fifty and No/100 ($5,250.00) Dollars in cash

Being part of Lot No. 1 on the Map of E. C. Scruggs' Subdivision of Lots Nos. 26, 27 and 28, on the Brooklyn Plan, as of record in book 421, page 136, Register's Office for said County, described as follows:

BEGINNING at a point in the center line of Liberia Street, 497.2 feet southeasterly as measured along the center of said street from the northwesterly corner of the property conveyed to Forrest M. Brown and wife, Mattie Mai Brown by deed of record in Book 1084, page 210, and being the southwesterly front corner of the property conveyed to William Pigg, of record in Book 3372, page 227, said Register's Office; thence along Pigg's southerly line North 63° 45' East 145 feet to a point; thence South 27° 15' East 40feet to a point;thence South 63° 45' West 145 feet to the center of Liberia Street; thence along the center of said street North 27° 15' West 40 feet to the point of beginning. is land is improved and is known as 1827 Liberia Street, Nashville, Tennessee

Being part of the same property conveyed to Ruby McGuire, by deed from David Vincent (a single man) of record in Book 4886, page 606, Register's Office for Davidson County. Said property vested in Marietta M. Shipley, Trustee, for purposes of sale, pursuant to decree of Chancery Court of Davidson County, at Nashville, in Book 4-P, page 136.

71.5
229.1

Sale No. 6 1829 Liberia Street

IT IS SO ORDERED that the property described below be divested from Marietta M. Shipley, Trustee, and vested in Lorenzo Hawkins for the purchase price of Five Thousand and No/100 ($5,000.00) Dollars in cash.

BEING part of Lot No. 1 on the Map of E. C. Scruggs' Subdivision of Lots Nos. 26, 27 and 28 on the Brooklyn Plan, as of record in Book 421, page 136, Register's Office for said County, described according to a survey made by Stephen A. Draper, Surveyor, dated August 22, 1961, as follows:

BEGINNING at a point in the center line of Liberia Street 417.2 feet southeasterly from the northwesterly corner of the property conveyed to Forrest M. Brown and wife, Mattie Mai Brown, by deed from the Home Owners Land Corporation of record in Book 1084, page 210, said Register's Office; thence South 85°30' East 145 feet to a point; thence South 27° 15' East 14 feet to a point; thence South 63° 45' West 120 feet to a point in the center line of said Street; thence North 27° 15' West 80 feet to the point of beginning. This land is improved and is known as 1829 Liberia Street, Nashville, Tennessee.
BEING part of the same property conveyed to Ruby McGuire, by deed from David Vincent, a single man, of record in Book 4886, page 606, Register's Office for Davidson County, Tennessee. Said property vested in Marietta M. Shipley, Trustee, for purposes of sale, pursuant to decree of Chancery Court of Davidson County, at Nashville, in Book 4-P, page 136.

71-5
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Sale No. 7 1818 Glade Avenue

IT IS SO ORDERED that the property described below be divested from Marietta M. Shipley, Trustee, to S. K. Grayson and wife, Frances E. Grayson, for the purchase price of Fifteen Hundred and No/100 ($1500.00) Dollars in cash and the ageement that the Trustee makes no guaranty as to condition or usage.

Being Lot 86 on the Map of Brooklyn Heights, as of record in Book 332, Page 140, R.O.D.C.

Said Lot 86 fronts 40 feet on the northerly side of Glade Avenue, and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Janet McGuire, by deed from Louis Brown (unmarried) of record in Book 4620, Page 450, R.O.D.C. Said property now vested in Marietta M. Shipley, Trustee, for purposes of sale pursuant to decree of Chancery Court of Davidson County, Tennessee at Nashville, Minute Book 4-P page 136.

BOOK 5093 PAGE 241 71-5

Sale No. 8 1820 Glade Avenue 206

IT IS SO ORDERED that the property described below be divested from Marietta M. Shipley, Trustee and vested in S. K. Grayson and wife, Frances E. Grayson, for the purchase price of Fifty-Two Hundred and No/100 ($5200.00) Dollars in cash and the agreement that the Trustee makes no guaranty as to condition or usage.

Being Lot 87 on the Map of Brooklyn Heights, as of record in Book 332, Page 140, R.O.D.C.

Said Lot 87 fronts 40 feet on the northerly side of Glade Avenue, and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Janet McGuire, by deed from Louis Brown (unmarried) of record in Book 4620, Page 450, R.O.D.C. Said property now vested in Marietta M. Shipley, Trustee, for purposes of sale, pursuant to decree of Chancery Court of Davidson County, at Nashville, in Book 4-P, page 136.

70-4
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Sale No. 9 2427 White's Creek Pike

IT IS SO ORDERED that the property described below be divested from Marietta M. Shipley, Trustee, and vested in Lorenzo Hawkins for the purchase price of Eight Hundred and No/100 ($800.00) dollars in cash.

Being Lot No. 21 and Lot No. 22 on the Map of Haynie's Cleveland Plan, of record in Book 161, page 35, Register's Office for said County.

Said Lot No. 21 and part of Lot No. 22, adjoin and front together 50 feet, more or less, on the northerly side of Whites Creek Pike and extend back between lines measuring 136 feet more or less, on the westerly line, 138 feet, more or less on the easterly line to an alley in the rear, measuring 50 feet more or less, thereon.

Being part of the same property conveyed to Ruby McGuire, a single person, and Gerald McGuire by deed from James Louis Brown (a single person) of record in Book 4654, Page 782, Register's Office for Davidson County, Tennessee. The said Gerald McGuire having since died. Said property is now vested in Marietta M. Shipley, Trustee, for purposes of sale, pursuant to decree of Chancery Court of Davidson County, at Nashville, in Book 4-P, page 136.

Ben H. Cantrell
CHANCELLOR

APPROVED FOR ENTRY:

Marietta M. Shipley, Trustee
Marietta M. Shipley, Trustee
HAILE & MARTIN
902 J.C. Bradford Bldg.
Nashville, Tenn. 37219

xc: W. Henry Haile
John Cheadle

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 5200
Marietta Shipley, Trustee
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 2nd DAY OF December 1976
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 22 day of November, 1976, in Minute Book 218, Page 365 in the cause wherein LEE ELLIS, ET AL are the Plaintiff's and JANET MCGUIRE is the Defendant, File Number A-5748-P, 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 22 day of November, 1976, and 201 year of American Independence.

Deputy CLERK AND MASTER

IDENTIF. REFERENCE

FELIX TODD REGISTER
DAVIDSON COUNTY, TENN.

DEC 2 3 16 PM '76

D 79537

DEC-2% CONV 54,550.00
DEC-2% S'TAX B* 141.70
DEC-2% PR'FEE B* .50
DEC-2% W'DEED B* 12.00 * 154.20