DECREE ENTERED JUNE 13, 1977, M.B. 2, PAGE 638
IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

M.23
P.8-31-
107 pw

BOBBIE BOZZA CURREY, et al)
)
Plaintiffs)
)
VS) No. A-8564-3
)
A. J. BOZZA, et al)
)
Defendants)

O R D E R

It appearing to the Court as noted by the signatures of the attorneys of the parties hereto that said parties are in agreement that the property in question is incapable of being adequately partitioned, that the parties hereto are desirous of selling a portion of the property in question, hereinafter referred to as Tract 1, to Robert B. Beck and wife for the sum of Fourteen Thousand Six Hundred ($14,600.00) Dollars and the remaining portion of the land in question, hereinafter referred to as Tract 2, to Fred J. Duke and wife for the sum of Twenty One Thousand Five Hundred $21,500.00) Dollars, that the said Robert B. Beck and wife, and Fred J. Duke and wife, are ready, willing and able to pay the aforementioned sums for the properties held by the heirs of W. W. McCarley, that the aforementioned sums are reasonable purchase prices for the respective tracts in question, and that the parties hereto are the sole surviving heirs of W. W. McCarley.

It is accordingly ORDERED, ADJUDGED AND DECREED that the heirs of W. W. McCarley, to wit: Bobbie Bozza Currey, Dorothy Bozza Mullins and Willie F. Bozza, who collectively own a one-seventh (1/7) undivided interest in the property in question, and A. J. Bozza, Margaret Bozza Goodrich, Elizabeth

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 21,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 1977
Deputy Register

Jack Bills
Mrs. Fred Duke
7607 Clay Link, Rd

Bozza Polston, Catherine Bozza Hosse, George Bozza, and Gladys Bozza Ratleph, who each own an individual one-seventh (1/7) undivided interest in the property in question, shall be and are hereby divested of any and all right, title and interest which they hold, or claim to hold, in the following tracts of land in Davidson County:

M. 23
P. 31

TRACT 1:
Beginning at a point in the southwest corner of the right-of-way of I-24 as of record in Book 4515, Page 522, R.O.D.C.; thence south 44 degrees west 280 feet more or less to three small hickories on top of ridge; thence north 85 degrees west 165 feet to a planted stone on top of ridge; thence south 34 degrees west 676.5 feet to a Beech and Dogwood; thence south 198 feet to a stake in field; thence west 442.2 feet to a small hickory on ridge; thence south 1/2 degree east 1295.25 feet to a dogwood being Elsie L. Hicks' northwest corner; thence east 726 feet to a stake in C. F. Atwood's northwest boundary line; thence north 1/2 degrees west 1281.72 feet to a stake in branch; thence north 64-1/2 degrees east 363 feet to a mulberry near orchard fence; thence south 86-1/4 degrees east 384.78 feet to a stone in old fence row; thence north 34-1/2 degrees east 480 feet more or less to a point in the southeast corner of the right-of-way of I-24 of record in Book 4515, Page 522, R.O.D.C.; thence north 62 degrees 54 minutes 59 seconds west 745 feet more or less to the point of beginning, containing 36.71 acres, more or less.

TRACT II:
Beginning at a point in the northwest corner of the right-of-way of I-24 as of record in Book 4515, Page 522, R.O.D.C.; thence south 56 degrees 27 minutes 28 seconds east 420 feet more or less; thence northeastwardly 86 feet more or less to a point on a curved line to the left which is at all points 40 feet northeast of the center of Clay Lick Road; thence with said curved line southeastwardly 215 feet more or less to James W. Clouse's northwest boundary line; thence north 36 degrees 30 minutes east 520 feet more or less to a stake and pointers being the said Mr. Clouse's northwest corner; thence west 680 feet more or less to a Poplar, Beech and Dogwood on side of hill above Clear Lick Creek and being the northeast corner of a tract owned by C. H. Midgett; thence south 47 degrees 20 minutes west 245 feet more or less to the point of beginning containing 5.83 acres mor or less. Inlcude in the above description but excluded from this conveyance is the right-of-way of Clay Lick Road.

Being part of the same property vested as follows: a 1/2 undivided interest in W. W. McCarley as an heir-at-law of Anna McCarley and a 1/2 undivided interest in W. W. McCarley by deed from M. D. McCarley and wife, Sadie Belle McCarley, of record in Book 2029, Page 32, R.O.D.C.

It is further ORDERED, ADJUDGED AND DECREED that any and all right, title and interest held by, or claimed by, the heirs of W. W. McCarley as to the aforementioned Tract I shall be and is hereby vested in fee simple absolute in Robert B. Beck and wife, Martha Lu Beck, for an in consideration of the payment of $14,600.00 in cash, the receipt of which is hereby acknowledged by the Court.

It is further ORDERED, ADJUDGED AND DECREED that any and all right, title, and interest held by, or claimed by, the heirs of W. W. McCarley as to the aforementioned Tract II shall be and is hereby vested in fee simple absolute in Fred J. Duke and wife, Gloria J. Duke for an in consideration of the payment of $21,500.00 in cash, the receipt of which is hereby acknowledged by the Court.

It is further ORDERED, ADJUDGED AND DECREED that the cost of this cause, including two certified copies of this Decree, the heirs' prorata share of county taxes on the property in question, the cost of title insurance, a reasonable attorneys fee in the amount of $ 1,500 for Theodore Hudson, attorney for the Plaintiffs, for legal services rendered on their behalf, and a reasonable attorneys fee in the amount of $ 1000.00 for H. Michael Bennett, attorney for Defendants, for legal services rendered in their behalf, shall be deducted from the proceeds of this sale.

It is further ORDERED, ADJUDGED AND DECREED that the proceeds of this sale, after the deduction of the afore-

mentioned expenses, shall be divided by the attorneys of record and paid as follows: a one-seventh (1/7) interest each to A. J. Bozza, Margaret Bozza Goodrich, Elizabeth Bozza Polston, Catherine Bozza Hosse, George Bozza, and Gladys Bozza Ratleph, and a one-twenty-first (1/21) interest each to Bobbie Bozza Currey, Dorothy Bozza Mullins, and Willie F. Bozza.

Robert S. Brandt, Chancellor

APPROVED FOR ENTRY:

Theodore Hudson
Attorney for Plaintiffs

H. Michael Bennett
Attorney for Defendants

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IDENTIF. REFERENCE

JUN 15 8 58 AM '77

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUN 15 77	CONV	21,500.00	B*	55.90	
JUN 15 77	S'TAX		B*	.50	
JUN 15 77	PR'FEE		B*	10.00	* 66.40
JUN 15 77	W'DEED				

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 13th day of June, 19 77, in Minute Book 2, Page 638 in the cause wherein Bobbie Bozza Currey, et al the Complainant s, and A. J. Bozza, et al the Defendant s, Rule Number A-8564-3, 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 13th day of June, 19 77, and 201st year of American Independence.

RAYMOND L. BARRETT, Clerk and Master

By: Emily Lard
Deputy Clerk and Master