IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE

M. B. 254-143

JACK J. COHEN, et ux, et al,
Plaintiffs,
-vs-
RICHARD HOLT, JR., et al.,
Defendants.

No. 63202

ORDER

THIS CAUSE came on to be heard before The Honorable Shelton Luton, Probate Judge, upon the entire record in this cause, including the Order of Sale and the Clerk's Report of Sale made in obedience thereto, which report is in words and figures as follows:

"CLERK'S REPORT OF SALE

JACK J. COHEN et ux et al
versus
RICHARD HOLT, JR., et al

File No. 63202

To the HONORABLE SHELTON LUTON, Judge:

By a decree entered in this cause at the June Term, 1978, at page 526 of Min. Book No. 253, the Clerk was ordered to sell at public auction upon the terms hereinafter set out the following described property situated in Davidson County, Tennessee to wit:

> Lot No. 42 on the Plan of Shield's Second Addition to North Nashville, of record in Book 57, page 146, Register's Office for Davidson County, Tenn.
>
> Said Lot No. 42 fronts 50 feet on the north side of St. Louis Street and extends back between parallel lines, 150 feet to an alley.
>
> Being the same property conveyed to Rich Holt by deed from T. C. Jones and Rex Tyler, of record in Book 4620, page 312, Register's Office for Davidson County, Tennessee. The said Rich Holt is now deceased and William O. Holt is one of his heirs-at-law.

In obedience to said order, I respectfully report that I advertised, for the required time, in the Nashville Record, a newspaper published in the City of Nashville, stating that at the south door of the courthouse in Nashville, at 12 o'clock noon on Tuesday, June 27, 1978, I would resell for cash said above described

STATE OF TENN
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $ 5,250.00

AFFIANT

Subscribed and Sworn to before me this the 27th day of July, 1978

My Commission Expires

Seal.

Notary Public

dale, Whalley, Gilbert,
& Frank
ttorneys at Law
shville, Tennessee

property upon said terms, at which time and place I attended and offered the same, when same was fairly struck off and sold to Jack J. Cohen and wife Bessie D. Cohen, a one-half (1/2) interest, and to Leon Gilbert, a one-half (1/2) interest upon their bid of $5,200.00 cash to which bid they have complied."

And it appearing that said report has been on file more than five (5) days and being unexcepted to, the same is in all things confirmed. IT IS THEREFORE

ORDERED, ADJUDGED AND DECREED by this Court that all right, title and interest of the parties, and that of any and all unknown heirs at law or devisees in the following described tract of land, be divested out of them and vested in the purchasers, Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert. Said land is described as follows:

> Land in Davidson County, Tennessee known as 1714 St. Louis Street, Nashville, Tennessee and being:
>
> Lot No. 42 on the Plan of Shield's Second Addition to North Nashville, of record in Book 57, page 146, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 42 fronts 50 feet on the north side of St. Louis Street and extends back between parallel lines, 150 feet to an alley.
>
> Being the same property conveyed to Rich Holt by deed from T. C. Jones and Rex Tyler, of record in Book 4620, Page 312, Register'sl Office for Davidson County, Tennessee. The said Rich Holt is now deceased and William O. Holt is one of his heirs-at-law.

On demand of the purchasers, as part of the costs in this cause, the Probate Master will make, acknowledge for registration, and deliver to the said purchasers a Deed conveying said land to them as aforecaid, or will make a duly certified copy as their muniment of title at their election. A Writ of Possession, as part of the costs in this cause, will issue to put the purchasers in possession of the property upon their request.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Probate Master will pay out in distribution the proceeds of sale in satisfaction of any and all liens for taxes, penalties, interests, attorneys fees, costs, and any other liens, for all of same that may be a lien on said land, and the lien or liens for same including the 1978 taxes are hereby removed from said land and transferred to the funds now in the hands of the Probate Master. In satisfaction of the 1978 taxes that may be a lien on said land, the books not being ready, the Probate Master may pay to the purchasers such amount as represented the 1977 taxes against the property and it shall be the duty of the purchasers to pay the 1978 taxes.

From the proceeds of the sale, the Probate Master shall pay for the costs of a mortgage title policy to be furnished the purchasers and all costs of this cause.

The Probate Master, out of the funds now in his hands, will pay to William L. Small, Esquire, ~~a fee of~~ _____ and John W. Lewis, Esquire a fee of $750.00, they being solicitors for Plaintiffs in this cause.

The balance remaining of said proceeds of sale shall be distributed one-third (1/3) to Plaintiffs and two-thirds (2/3) to Defendants, in accordance with the Orders of the Court. All other matters are reserved.

Shelton Luton
SHELTON LUTON, PROBATE JUDGE

APPROVED FOR ENTRY:

BARKSDALE, WHALLEY, GILBERT
& FRANK

By John W Lewis
JOHN W. LEWIS
Seventh Floor
Third National Bank Building
Nashville, Tennessee 37219

Attorneys for Plaintiffs

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IDENTIF. REFERENCE

JUL 28 11 43 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, DAVIDSON COUNTY

I, ROBERT E. WORRALL, Clerk of the County Court of Davidson County, State aforesaid, do certify that the foregoing is a full, true and complete copy of Order in re sale of realty JACK J. COHEN, et ux et al vs RICHARD HOLT, Jr. et al Of Record in Minute Book 254. Page 143.

which remains of record on file in said office.

Given under my hand and official seal, at office, in Nashville, this 21st *day of* July *19* 78

R. E. Worrall
Clerk of the County Court.

By Catherine Carey
Deputy Clerk.

JUL 28 00	CONV	*5,200.00			
JUL 28 00	S'TAX		B*	13.52	
JUL 28 00	PR'FEE	-3-	B*	.50	
JUL 28 00	W'DEED		B*	6.00	* 20.02