DECREE ENTERED JULY 10, 1978, M.B. 225, PAGE 213

IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE
PART I

Map - 92-3
Par - 42

MINNIE KEEBLE LYMON, et al)
)
Plaintiffs and Proposed)
Counter-Defendants)
)
VS.)
) No. A-6823
THE UNKNOWN HEIRS OF MINNIE KEEBLE)
LYMON AND DOROTHY KEEBLE)
)
Defendants)
)
VS.)
)
MASTON A. NELSON, JR., EDWARD P.)
CRUMP, JR., LEWIS WATKINS, ALSO)
KNOWN AS LEWIS E. WATKINS, N.)
HORACE MANN, JR., ALSO KNOWN AS)
N. HORANCE MANN, JR., ELISHA R.)
RICHARDSON, AND GIBSON JOHNSON,)
JR., ALSO KNOWN AS GIBSON JOHNSON)

BOOK 5337 PAGE 313

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IDENTIF. REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
SEP 13 2 27 PM '78

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FINAL DECREE

This cause came on to be heard on the 10th day of July, 1978, before the Honorable Ben H. Cantrell, Chancellor of the Chancery Court of Davidson County, Tennessee, Part I, and it appearing to the court that an order has previously been entered in this cause allowing certain real property to be sold despite the testimentary restrictions in the will of the late Marshall Keeble and despite the unascertainability of certain heirs of the life tennants which own the property,

And it further appearing from the allegations of the counter-claim herein that an agreement to sell said real estate to the counter-plaintiffs was entered into by the plaintiffs but that plaintiff, Dorothy Keeble, subsequently refused to complete the transaction,

And it further appearing that a default judgment has been entered in favor of counter-plaintiffs against Dorothy Keeble on the counter-claim for specific performance of the contract to sell real estate and that the remaining plaintiffs have admitted that counter-plaintiffs are entitled to specific performance as evidenced by the answer to the counter-claim filed herein,

And it further appearing that counter-plaintiffs agreed to pay twelve thousand dollars ($12,000) to purchase the real estate and to pay an additional one thousand dollars ($1,000) to Phillip L. North as attorneys fees and additional consideration for the sale of the property,

And it further appearing that because the property is held as a life estate with Dorothy Keeble and Minnie Keeble Lymon being the life tenants, the court has previously ordered that the proceeds of the sale of this property be deposited in an interest bearing account with the interest being paid to the life tenants and the principal being distributed to their heirs upon their death,

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED as follows:

1. The counter-plaintiffs will pay to the Clerk and Master of this court the sum of thirteen thousand dollars ($13,000). One thousand dollars ($1,000) of that amount will be paid by the Clerk to Phillip L. North as attorneys fees pursuant to the agreement between the parties.

2. The Clerk and Master of this Court shall pay from the remaining twelve thousand dollars ($12,000) the following items upon presentation of appropriate documentation by the parties herein:

a) The attorneys fees for Gerald Burkett, Guardian Ad Litem, in the amount of $ 431.00, which is hereby approved by this Court,

b) All liens and encumbrances on the real estate involved herein, the description of which is found below,

3. The sum remaining after the payment of the above enumerated items shall be deposited in an interest bearing account. The interest will be divided equally between the life tenants, Dorothy Keeble and Minnie Keeble Lymon. The interest on said fund shall be paid to the life tenants semiannually.

4. Pursuant to Rule 70 of the Civil Rules of Civil Procedure, upon fulfillment of the conditions set forth above, the counter-plaintiffs herein are hereby granted specific performance of the contract to sell the real estate involved herein and all the right title and interest in the real estate is hereby divested from plaintiffs and their heirs and vested in counter-plaintiffs, to wit: Maston A. Nelson, Jr., Edward P. Crump, Jr., Lewis Watkins, also known as Lewis E. Watkins, N. Horace Mann, also known as N. Horance Mann, Jr., Elisha R. Richardson, and Gibson Johnson, Jr., also known as Gibson Johnson, doing business as The Alpha Group, a partnership, in fee simple. The

real estate so vested in counter-plaintiffs is located at 2013 Jefferson Street, Nashville, Tennessee, and more particularly described as follows:

> A certain tract or parcel of land in Davidson County, Tennessee.
>
> Being Lot No. 14 in Jowett's Subdivision of Lot No. 3 of the Harding-Lytle tract, a plan of which subdivision is of record in Book No. 57, page 67, of the Register's Office for Davidson County, Tennessee.
>
> Said lot fronts fifty feet on the south side of Jefferson Street and extends back southerly between parallel lines 182 feet, more or less, to an alley.
>
> Being the same property which was conveyed to Marshall Keeble and wife, Minnie Keeble (both now deceased) by deed from Bransford Realty Co., as recorded in Book 354, page 7, Register's Office for Davidson County Tennessee, and by Will from Marshall Keeble to his son Robert Keeble (now deceased, having died without issue) and to his granddaughters, Minnie Keeble Lymon and Dorothy Keeble for life, remainder to their heirs. Sale of this Chancery Court of Davidson County, Tennessee.

5. Costs of this cause are taxed to Dorothy Keeble for which execution may issue, if necessary.

Ben H. Cantrell
Ben H. Cantrell, Chancelor

Dated: _____

APPROVED FOR ENTRY BY:

_____
Avon N. Williams, Jr.
Attorney for Counter-Plaintiffs

Phillip North
Phillip North
Attorney for Plaintiffs Minnie Keeble Lymon, Regina Adkins, and Gwendolyn Cummings

Gerald A. Burkett
Gerald A. Burkett
Guardian Ad Litem

CERTIFICATE OF SERVICE

I certify that a copy of the foregoing Final Decree has been mailed by postage prepaid mail to Ms. Dorothy Keeble, 363 Park Street, San Francisco, CA 94110, on this 10th day of July, 1978.

Phillip North
Phillip North

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 10th day of July, 19 78, in Minute Book 225, Page 213, in the cause wherein MINNIE KEEBLE LYMON, ET AL, Complainants and UNKNOWN HEIRS, Defendants File No. A-6823, 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 September, 19 78, and 203rd year of American Independance.

RAYMOND L. BARRETT,
CLERK AND MASTER

BY Patricia G. Bowri
DEPUTY CLERK AND MASTER