DECREE ENTERED AUGUST 12, 1980, M.B. 233, PAGE 185

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

Map - To be assigned

JOHN R. WEBB, JR., *

vs. * NO. 79-1595-I

MELVIN V. BEAZLEY, et al., *

AGREED FINAL ORDER

It appears to the Court from the signatures below of the attorneys for the parties, John R. Webb, Jr., Pauline O. Smith and Melvin V. Beazley, that the parties have agreed that Tract No. 1 as described in the original complaint was conveyed in error by Roy C. Smith (deceased) and Pauline O. Smith to Melvin V. Beazley by installment deed of record in Book 5351, Page 143, Register's Office for Davidson County, Tennessee; that those parties did not intend to convey Tract No. 1 that subsequently Tract No. 1 was conveyed in error by Melvin V. Beazley to John R. Webb, Jr. by installment deed of record in Book 5421, Page 351, said Register's Office; that those parties did not intend to convey Tract No. 1; that Roy C. Smith (deceased), Pauline O. Smith, Melvin V. Beazley and John R. Webb, Jr. have no interest in said Tract No. 1; that said deeds are in error and have created a cloud on the title which should be removed; that said deeds did convey Tract No. 2 which appears in both deeds; that the conveyance from Roy C. Smith to Pauline O. Smith to Melvin V. Beazley of Tract No. 2 should remain in effect; that the promissory note of March 1, 1978 between Roy C. Smith (deceased), Pauline O. Smith and Melvin V. Beazley should remain in effect; that John R. Webb, Jr. and Melvin V. Beazley have agreed that John R. Webb, Jr. no longer has any interest in Tract No. 2 of the installment deed of record in Book 5421, Page 351 and that any and all interest of John R. Webb, Jr., in said Tract No. 2 is divested out of John R. Webb, Jr. and vested in Melvin V. Beazley; that the installment deed of record in Book 5421, Page 351 is of no force or effect and Melvin V. Beazley agrees to hold John R. Webb, Jr. harmless on any past due or future payments and any deficiency and attorney's fees on Tract No. 2; that John R. Webb, Jr. may collect any rent now due and owing from any tenant of Tract No. 2 but he may not collect rent due and owing on Tract No. 2 after August 8, 1980; that the parties have compromised and settled all claims, all complaints, cross-complaints and countercomplaints of Pauline O. Smith,

Melvin V. Beazley and John R. Webb, Jr. and that all complaints and actions in this cause should be dismissed with prejudice with Pauline O. Smith to pay the court costs and deposition appearance fees.

IT IS THEREFORE ORDERED AND ADJUDGED that all claims, complaints, cross-complaints and countercomplaints of Pauline O. Smith, Melvin V. Beazley and John R. Webb, Jr. be and are hereby dismissed with prejudice.

IT IS FURTHER ORDERED AND ADJUDGED that Pauline O. Smith shall pay the Court costs and deposition appearance fees.

IT IS FURTHER ORDERED AND ADJUDGED that all title, right and interest to Tract No. 2 is divested out of John R. Webb, Jr. and vested in Melvin V. Beazley subject to the installment deed from Roy C. Smith (deceased) and Pauline O. Smith to Melvin V. Beazley of record in Book 5351, page 143, Register's Office, Tract No. 2 is more fully described as follows:

> TRACT NO. 2: Being Lot No. 1 on the Map of L. T. Stevens' Subdivision of Lots Nos. 110 and other lots in Lindsley's Home Place, as of record in Book 547, page 101, Register's Office for said County.
>
> Said lot fronts 48 feet on the west side of 15th Street and runs back between parallel lines, along the southerly margin of Fatherland Street, 138 feet to an alley.
>
> BEING the same property conveyed to Melvin V. Beazley, a single man, by deed from Roy C. Smith and wife, Iva W. Smith of record in Book 5351, page 143, Register's Office for Davidson County, Tennessee.

IT IS FURTHER ORDERED AND ADJUDGED that all title, right and interes to Tract No. 1 is divested out of Roy C. Smith (deceased), Pauline O. Smith, Melvin V. Beazley and John R. Webb, Jr. and vested in Nathan Wall as previously ordered in this cause. A certified copy of said order is of record in Book 5568, Page 686, Register's Office. Tract No. 1 is more fully described as follows:

> TRACT NO. 1: Being lots Nos. 89, 90, 91, 92 and 93 of Block "I" in the Subdivision of the Home Place of Eliza M. Lindsley, deceased, as of record in Plan Book 2, page 92, of the Chancery Court at Nashville.
>
> SAID lots adjoin and front 50 feet each on the north side of Fatherland Street and run back between parallel lines 159 feet, more or less, to a 12 foot alley in the rear, said Lot No. 93 running back along the west margin of 15th street.

ENTERED this _____ day of _____, 1980

Ben H. Cantrell
CHANCELLOR

APPROVED FOR ENTRY:

Jimmie Lynn Ramsaur
JIMMIE LYNN RAMSAUR
Attorney for Melvin V. Beazley

Terry McNabb
TERRY E. McNABB
Attorney for John R. Webb, Jr.

Tom Coleman
TOM COLEMAN, Attorney for Pauline O. Smith

cc: Jacky O. Bellar
Robert E. Lee

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 Final Order entered August 12,1980, Minute Book 233, Page 185

of said Court, in the cause wherein John R. Bebb, Jr., Plaintiff ( ) VS. Melvin V. Beazlery, et al, Defendant ( ), FILE NO. 79-1595-I, 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 15 day of August, 1980, and 205th year of American Independence.

RAYMOND L. BARRETT, CLERK AND MASTER

BY _____
DEPUTY CLERK AND MASTER

IDENTIF. REFERENCE

Aug 15 11 01 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G.O.2.6 3.1

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