RECEIVED 11/24/82
DAVIDSON COUNTY
CHANCERY COURT

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

BOOK 5977 PAGE 360

BURA VIRGIL LAWSON, JR.,]
Plaintiff]
-vs-] NO. 82-119-III
COMMERCE UNION BANK, et al]
Defendant]

ORDER FILED & ENTERED 12-1-82
MINUTE BOOK 21 PAGE 508

O R D E R

This cause came on to be heard on the 3rd day of November, 1982 before the Honorable Robert S. Brandt, Chancellor of the Chancery Court for Davidson County, Tennessee, Part III, upon the pleadings, stipulations of fact, testimony of the parties as adduced in open court, testimony of witnesses, exhibits, statements of counsel in open court, pre-trial memorandum, and the entire record in this cause. From all of which the Court finds:

(1) That the instrument dated 31 October 1980 and attached to this Order as Exhibit A, which purports to convey certain real property located at 746 Brownlee Drive from Bura Virgil Lawson, Sr. to the complainant, Bura Virgil Lawson, Jr. and complainant's brother, Jerry Ray Lawson, is deemed to be a true and correct copy of the lost instrument and should be set up as a lost instrument and that said copy should be given the same legal effect as if it were the original itself.

(2) That effective delivery of the deed took place on 31 October 1980 when Bura Virgil Lawson, Sr. conveyed the deed to Bura Virgil Lawson, Jr.

(3) That the Counter-Complainant, Maude C. Lawson, has failed to prove by a preponderance of the evidence that the Counter-Defendant, Bura Virgil Lawson, Jr., exercised undue influence on his father, Bura Virgil Lawson, Sr., in regard to the transfer of the real property located at 746 Brownlee Drive, Nashville, Davidson County, Tennessee on 31 October 1980 since the testimony by Mrs. Lawson,

12/15 18.00- 5399

and all the evidence, was to the effect that at the time of the transfer, Mr. Lawson, Sr. was a strong willed man.

(4) That the Counter-Complainant, Maude C. Lawson, failed to prove by a preponderance of the evidence that the conveyance dated 31 October 1980 was fraudulent and done with the intent to defeat Mrs. Lawson's interest in the property of the deceased, Bura Virgil Lawson, Sr., and that the overwhelming evidence suggests that the transfer of 31 October 1980 was not a transfer made with fraudulent intent to defeat the rights of Mrs. Lawson in the Brownlee property since the evidence does not show Mr. Lawson, Sr. was seriously ill at the time he made the transfer and there was no evidence presented that he was contemplating death at the time he made the transfer. That the Counter-Defendant, Bura Virgil Lawson, Jr.'s, motion to dismiss, made pursuant to Rule 41.02 (2) Tennessee Rules of Civil Procedure, the Counter-Complaint filed on behalf of Mrs. Maude C. Lawson is well taken.

Therefore, the Court holds and it is accordingly ORDERED, ADJUDGED AND DECREED as follows:

(1) That the Counter-Complaint filed on behalf of the original defendant, Maude C. Lawson, is hereby dismissed.

(2) That the instrument dated 31 October 1980, attached hereto as Exhibit A, is deemed to be a true and correct copy of the lost in-instrument and should be and the same is hereby set up as a lost instrument and said copy is hereby given the same legal effect as if it were the original itself.

(3) That the costs of this cause are taxed to the original defendant, Maude C. Lawson, for which execution may issue, if necessary.

Enter this ____ day of _____, 1982.

Walter Brandt

CHANCELLOR

APPROVED FOR ENTRY:

STEVEN H. STRAIN
JOHN R. REYNOLDS
Attorney for Complainant

CERTIFICATE OF SERVICE

This is to certify that a copy of the foregoing Order has been mailed to Mr. William Michael Safley, Attorney at Law, Suite 200, 430 Third Avenue, North, Nashville, TN 37201 and to Mr. Clark Tidwell, Attorney at Law, 24 Floor, L & C Tower, Nashville, TN 37219, this 2nd day of November, 1982.

FORM NO. WD-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19____.

_____
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 5977 PAGE 363

THIS INSTRUMENT WAS PREPARED BY
Timothy R. Turner, Atty., 237 Old Hickory Blvd., Nashville, TN37221
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bura Virgil Lawson, Jr. Jerry Ray Lawson		115-8
(NAME)	(NAME)	11
STREET ADDRESS OR ROUTE NUMBER	(STREET ADDRESS)	
CITY (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE I, B. V. LAWSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BURA VIRGIL LAWSON, JR. and JERRY RAY LAWSON as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 63 on the Plan of Brook Meade, Section I as of record in Book 2133, page 77, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northern margin of Davidson Road at the corner of lots Nos. 62 and 63; thence with the line between said lots northerly 238 feet to a point, thence westerly 173 feet to the easterly margin of Brownlee Drive; thence with the margin of the same, southerly 213 feet to the beginning of a curve, thence around said curve southeasterly 39.3 feet to the north margin of Davidson Road; thence with the margin of same, easterly 145 feet to the point of beginning.

BEING the same property conveyed to B. V. Lawson by deed from Redi C. Freeman of record in Book 5465, page 601, said Register's Office.

This conveyance is subject to the balance due on a Vendor's Lien of record in Book 4670, page 367, said Register's office.

The Grantor hereby reserves a life estate in the conveyed premises, as described above, in himself for the term of his life, and hereby explicitly sets out his intention that in reserving said life estate for himself he is not making a testamentary transfer.

Unimproved ( ) Improved ( ) property known as 746 Brownlee Drive, Nashville, TN 37205
(House number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of October, 1990

B. V. Lawson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B. V. Lawson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 19 80

Commission expires July 23, 1980

Notary Public

STATE OF TENNESSEE
Davidson County

BOOK 5977 PAGE 364

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) as such and (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of , 19

My commission expires

Notary Public

WARRANTY DEED

FROM

B.V. LAWSON

TO

BUBA VIRGIL LAWSON, JR.

and JERRY RAY LAWSON

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

RECEIVED FOR RECORD
1981 FEB 2 PM 2 03

CERTIFICATE OF THE CLERK AND MASTER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5977 PAGE 365

I, CHRISTINA NORRIS, 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 FILED AND ENTERED DECEMBER 1,1982 IN MINUTE BOOK 21, PAGE 508

of said Court, in the cause wherein

BURA VIRGIL LAWSON, JR.,

PLAINTIFF ( ), VS. COMMERCE UNION BANK, ET AL,

DEFENDANT ( ), FILE NO. 82-119-III, 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 3 day of DECEMBER, 19 82, and 207th year of American Independence.

CHRISTINA NORRIS, CLERK AND MASTER

BY Jana Hewes
DEPUTY CLERK AND MASTER

IDENTIF. REFERENCE

Dec 15 8 49 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 2 T 4 8 8