IN THE CIRCUIT COURT FOR SUMNER COUNTY, TENNESSEE,
AT GALLATIN

720
BOOK 6269 PAGE 311

MAP 164M GROUP A 164L 60 7,8,9,26 (2)

KATHRYN BROWN-REG.
SUMNER COUNTY, TENN.
RECORDING 18.00
STATE TAX $
REG. FEE $ 1.00
TOTAL $ 18.00
REC'D PMT 25778
1/25/84 11:00 A.M. MW, DC

GRACE ELIZABETH HILL JONES,

Plaintiff and
Counter-Defendant

vs.

CHARLES EDWARD JONES
1404 McGavock Pike
Nashville, Tennessee 37216,

Defendant and
Counter-Plaintiff

NO. 1041 MAP 72-7 Pars, 290, 291, 292, 296

STATE OF TENNESSEE
SUMNER COUNTY
I, Malcolm R. Hughes, Clerk, do hereby certify that the foregoing is a true and correct copy of the Final Decree in the case of Jones / Jones as the same appears of record in my office. Witness my hand this 13 day of March 1984
Anita Borders, Deputy

ENTERED

MAR 16 1984

THOMAS C. MARLIN
TAX ASSESSOR

FINAL DECREE

This cause came on to be heard beginning January 13, 1984, and respited until Monday, January 16, 1984, before the Honorable Thomas Boyers, IV, Judge of the Circuit Court for Sumner County, Tennessee, upon the original Complaint for divorce filed in this cause by the Plaintiff, GRACE ELIZABETH HILL JONES; the Answer and Counter-Complaint filed by the Defendant, CHARLES EDWARD JONES; and the Answer to Counter-Complaint filed by the Counter-Defendant, GRACE ELIZABETH HILL JONES. Whereupon, the Court heard testimony of the parties, as well as their corroborating witnesses, and from the entire record, including exhibits and arguments, the Court took the matter under advisement and subsequently thereto issued its Memorandum Opinion dated January 20, 1984. Said Memorandum Opinion is incorporated herein verbatim and made a part of this Final Decree as follows:

MEMORANDUM OPINION

The trial of this divorce action began on Friday, January 13, 1984, and concluded on Monday, January 16, 1984. The Court, after having heard all the testimonies, proof and evidence introduced in this cause, determined that the Plaintiff was entitled to an absolute divorce on the grounds of cruel and inhuman treatment, and that the custody of the sixteen (16) year old daughter should be awarded to the Plaintiff with the Defendant being granted liberal visitation privileges with said child. The Court took under advisement the questions of:

(1) Division of personal property
(2) Division of real property
(3) Amount of child support
(4) Attorney's fees
(5) Debts

RECD MAR 15 1984 AT 3:36 REC. IN Deed BOOK 481 PAGE 720
KATHRYN BROWN, REGISTER SUMNER COUNTY, TENN.

The parties married March 2, 1956, and to this marriage there was born four (4) children, three (3) of whom survived and one (1) of whom is a minor. The Plaintiff is employed by Brodnax Jewelers earning approximately Ten Thousand Dollars ($10,000.00) per year. The Defendant is a licensed pharmacist and owns and operates a drug store. There is no competent proof as to Defendant's earnings, however, Defendant has managed to provide both he and his family with a life-style enjoyed only by people with means.

The real and personal property now owned by the parties, either in their joint names or in the sole name of the Defendant has all been acquired during the marriage. The Plaintiff does not seek an award of alimony in this suit, therefore, the Court, in considering a division of the real and personal property, has done so pursuant to the 1983 amendment to T.C.A. §36-825.

REAL ESTATE

The parties own the following parcels of real estate:

(Exhibit 19)

	LOCATION	DESCRIPTION
1.	Lake Park Drive Hendersonville, TN	House & Lot, 2.51 acres-- Cumberland Hills
2.	Lake Park Drive Hendersonville, TN	Lot, 2.98 acres-- Cumberland Hills
3.	Lake Park Drive Hendersonville, TN	Lot, 2.23 acres-- Cumberland Hills
4.	Oak Grove Sumner County, TN	75 acres, plus unimproved property
72-7-290 5.	1406 McGavock Pike Nashville, TN	Inglewood Medical Center, Doctors Office Building
72-7-291 6.	1404 McGavock Pike Nashville, TN	Riverside Pharmacy Building
72-7-292 7.	1402 McGavock Pike Nashville, TN	Dry Cleaning Bldg., Ford Cleaners
72-7-296 8.	2213 Riverside Drive Nashville, TN	Duplex

The sole dispute as to a division of the real property is whether or not the Plaintiff should have the house and two (2) additional lots located on Cumberland Hills Drive, which is the insistence of the Defendant, or whether Plaintiff should have a portion of the remaining real property in addition to the Cumberland Hills Drive property. The Plaintiff insists, in order to be fair, that she should be awarded the farm in addition to the Cumberland Hills Drive property. The Defendant insists that he has a strong attachment to that farm and plans some day to return to the farm, therefore, he should be granted the farm. The Plaintiff has admitted and acknowledged that the Defendant should have all the business property situated in Davidson County, however, a duplex is owned by the parties (titled in the name of the Defendant only).

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The parties, in their preparation of the proof, have different opinions as to the values of the real estate. A comparison of the same is as follows:

	PROPERTY	HIS (DEF'S) VALUE	HER (PL'S) VALUE
1.	Farm	$ 24,000.00	$ 27,650.00
2.	Duplex	22,000.00	42,000.00
3.	Dry Cleaners	43,000.00	40,000.00
4.	Drug Store	100,000.00	100,000.00
5.	Doctors Building	150,000.00	170,000.00
6.	House		75,000.00
	Lot (combined)	195,000.00	20,000.00
	Lot		18,000.00

The biggest discrepancy in the values evolve around the doctors building, the residence of the parties and the duplex, however, since both parties testified and there is no real dispute regarding the division of the real property, other than mentioned above, the Court does not have to completely reconcile the differences in opinions as to values in order to attempt to equal the monetary value in the property to be awarded each party.

There is presently owed, in delinquent and current real estate taxes on all of the property, the sum of Thirty-one Thousand Dollars ($31,000.00) and the Defendant, in Court, offered to pay all of the taxes delinquent and current.

The Court feels, under all the circumstances, that a fair and equitable division of the mentioned real estate would be to award the Plaintiff the house and two (2) lots located on Cumberland Hills Drive, subject to any encumbrances thereon, and the duplex situated at 2213 Riverside Drive, Nashville, Tennessee.

The Defendant is awarded all the remainder of the real estate, subject to any and all encumbrances thereon. The Defendant shall pay all real estate taxes, delinquent and otherwise, on all the property and on the property awarded to the Plaintiff. The Plaintiff shall retain a lien on all of Defendant's property to enforce payment of all the real estate taxes owed on the property awarded to her.

The Plaintiff testifed that the parties owned six (6) cemetery lots in Spring Hills Cemetery and she desired to be awarded those lots and the Defendant made no objection to her desire and the Court, therefore, awards to the Plaintiff those lots and each party is hereby Ordered to execute any and all instruments necessary to effectuate a transfer of the interest each owns in the property awarded to the other; or a Decree divesting said interest may be used as a muniment of title.

PERSONAL PROPERTY

The personal property of the parties is listed on the following Exhibits:

(1) Exhibit 8 - inventory of Jones home basement

(2) Exhibit 32 - inventory of Jones home other than the basement

(3) Exhibit 26 - including equipment of Riverside Pharmacy, automobiles, boat, tractor and equipment

There is very little dispute between the parties as to what personal property each should be awarded. The Defendant agrees, and the Plaintiff is willing to accept, all the household contents, furniture, and fixtures located in the home as shown on Exhibit (32) with the exception of some items designated as the Defendant's. The Defendant has stated, and the Plaintiff agrees, that the Defendant should have the contents of the basement as shown on Exhibit (8), except the disputed tractor and attachments and the power mower.

The Defendant wants the stereo, piano and two (2) lattice-back chairs which are among the contents of the upstairs. The Plaintiff wants the Mitisibui tractor with its attachments, bush hog and mower and the trim mower which is disputed by the Defendant.

There is awarded to the Plaintiff all the contents of the upstairs as shown on Exhibit (32), the 1978 Mustang automobile, her personal possessions and jewelry, the Mitisibui tractor and attachments, the mower and bush hog and the trim mower.

The Defendant is awarded all the contents of the basement as shown on Exhibit (8) with the exception of those items awarded the Plaintiff and also the inventory and fixtures at Riverside Pharmacy, 1982 Mazda, 1984 Ford Bronco, boat, motor and trailer, stereo and equipment, subject to any encumbrances thereon.

ATTORNEY'S FEES

The Plaintiff seeks an attorney's fees in the amount of Eight Thousand Dollars ($8,000.00). There is a vast discrepancy between earnings of the Plaintiff and Defendant and their ability to earn and accumulate property and assets. The Defendant is a licensed pharmacist and the Plaintiff does not have any special skills with which she could equalize the differences in their earnings.

The Defendant is Ordered to pay the delinquent and current real estate taxes on the property awarded to the Plaintiff. The approximate amount on the house and lots situated in Hendersonville is Four Thousand, Six Hundred, Five Dollars and Fifty-five Cents ($4,605.55). The appoximate amount owed on the duplex at 2213 Riverside Drive is Two Thousand, Two Hundred, Thirteen Dollars and Twenty-one Cents ($2,213.21). (These figures taken from Exhibit 21).

The Court is of the opinion tht the division of property and the requirement of the Defendant to pay these taxes places her in a position of having adequate resources of her own with which to pay her attorney and that the Defendant should not be obligated for this expense.

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CHILD SUPPORT

The parties have one (1) minor child, a sixteen (16) year old daughter, and the Defendant is hereby Ordered to be responsible for any medical, hospital or health care expenses incurred in behalf of this child, not covered by any insurance program of the Plaintiff's.

The Defendant shall pay, as support for said minor child, the sum of One Hundred, Fifty Dollars ($150.00) per week, the same to be paid into the registry of the Court and, in addition, the statutory commissions due the clerk for receiving and dispersing said funds.

DEBTS

The Defendant shall be responsible for the retirement and payment of all joint debts of the parties with the exception of any encumbrances on real estate awarded the Plaintiff which is her sole responsibility. The Defendant shall hold harmless the Plaintiff from the payment of any joint debts.

This Memorandum Opinion may by reference be incorporated in the Final Decree to be entered in this cause. The Defendant shall pay all court costs.

This the 20th day of January, 1984.

/s/ Thomas Boyers, IV
THOMAS BOYERS, IV
Circuit Judge

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED that the above Memorandum Opinion be, and the same is hereby, incorporated and made a part of this Final Decree and all matters contained in said Memorandum Opinion shall become a judgment to be enforceable as the same, for which let execution issue if necessary.

ENTER this 25 day of Jan., 1984.

Thos Boyers
THOMAS BOYERS, IV, Judge

APPROVED FOR ENTRY:

BUCHANAN & EDWARDS

BY: Michael W. Edwards
Attorney for the Defendant
271 West Main Street
Hendersonville, Tennessee 37075

CERTIFICATE OF SERVICE

This is to certify that a true and correct copy of the foregoing Final Decree has been mailed to Nathan Harsh, Attorney at Law, 123 Public Square, Gallatin, Tennessee 37066, this the 24th day of June, 1984.

Michael W. Edwards

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SUMNER COUNTY, TENNESSEE
Filed for record
3:36 o'clock P.M.
MAR 15 1984
Registered in Deed
Book 481 Page 720
KATHRYN BROWN, Register of Deeds

I 15104

IDENTIFICATION REFERENCE

APR 12 2 02 PM '84

FELIX A. KNOTT REGISTER
DAVIDSON COUNTY, TN

PLEASE INDEX TO AND FROM BOTH PEOPLE.

PLEASE RETURN TO:
NATHAN HARSH
ATTORNEY AT LAW
123 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066