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IN PART II OF CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

ORDER FILED & ENTERED 6-8-84
MINUTE BOOK 129 PAGE 113

LAURA B. HOLLIDAY, by next friend, ANN THOMAS,

Plaintiff,

v.

KOSSIE GARDNER, individually and as Trustee,

Defendant.

No. 84-1104-II

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CONSENT DECREE

This cause came on to be heard on the 8th day of June, 1984, before the Honorable C. Allen High, Chancellor, upon the Complaint of Laura B. Holliday, and the Answer of Kossie Gardner, admitting each and every material allegation of the Complaint.

Upon consideration of the foregoing, the representations of counsel for the parties whose signatures appear below, and the record as a whole, the Court is of the opinion that a certain Warranty Deed dated May 17, 1978, of record in Book 6057, Page 970, Register's Office for Davidson County, Tennessee, was obtained by the Defendant for grossly inadequate consideration, and is therefore, void ab initio; the Court is further of the opinion that said Warranty Deed was ineffective to create any rights in the Defendant, either individually or as Trustee, that the same should be set aside, and that title to the real property described therein, remained at all times pertinent to this cause vested in the Plaintiff, Laura B. Holliday.

It is, therefore, ORDERED, ADJUDGED and DECREED that:

1. That certain Warranty Deed, of record in Book 6057, Page 970, Register's Office for Davidson County, Tennessee, is declared to be null and void ab initio, and to have created no right, title or interest whatsoever in Defendant, Kossie Gardner, either individually or as Trustee in the real property

real property described therein, to wit:

> Being part of Lot No. 29 on the Plan of O. B. Hayes' Large Lots, called "Rokeby", as of record in Book 21, Page 87, Register's Office for said County, described as follows: 
>
> Beginning on the westerly margin of Villa Place, at a point 435 feet south of the southerly margin of Edgehill Avenue, said point being 50 feet south of the southeast corner of the property conveyed to Whiteway Laundry Company by deed from Vanderbilt University, of record in Book 1079, Page 435, said Register's Office; thence in a westerly direction and parallel with the Laundry Company's southerly line, 150 feet to the easterly margin of an alley; thence with said alley, southwardly 50 feet; thence in an easterly direction, 150 feet to the westerly margin of Villa Place; thence with the westerly margin of said Villa Place, northwardly 50 feet to the beginning.
>
> Being the same property conveyed to George H. Holliday and wife, Laura B. Holliday, by deed of record in Book 2144, Page 205, Register's Office for Davidson County, Tennessee, the said George H. Holliday having since died;

2. All right, title and interest of Defendant, Kossie Gardner, individually and as Trustee in said real property, be and the same hereby is divested out of him and vested in the Plaintiff, Laura B. Holliday, in fee simple forever, the same as if the above-referenced Warranty Deed had never been executed;

3. The Clerk and Master of this Court, as commissioner, will execute and deliver to Laura B. Holliday, or her representative, a deed conveying to her all right, title and interest of Kossie Gardner, individually and as Trustee, in said real property, or will give to her or her representative, a certified copy of this decree for registration, if said Laura B. Holliday prefers the same. The costs of said deed, or certified decree, will be paid by Laura B. Holliday; and on her application a writ of possession will issue to put her in possession of said real property;

4. Costs of this action shall be taxed to the Plaintiff.

C. Allen High

C. ALLEN HIGH, Chancellor

APPROVED FOR ENTRY:

BOULT, CUMMINGS, CONNERS & BERRY

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By: Joseph G. Cummings
Joseph G. Cummings

By: Charles W. McElroy
Charles W. McElroy
Attorneys for the Plaintiff,
Laura B. Holliday

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P. O. Box 198062
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(615) 244-2582

I hereby certify that this is a true copy of original instrument filed in my office.
This 8 day of June 19 84
CHRISTINA NORRIS Clerk & Master
By Lara Lewis Deputy Clerk

Mose J. Davie

MOSE J. DAVIE
Attorney for Defendant, Kossie Gardner, individually and as Trustee

1026 Fourth Avenue North
Nashville, Tennessee 37219
(615) 256-6119

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IDENTIF. REFERENCE

JUN 8 3 22 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN