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DAVIDSON COUNTY
CHANCERY COURT

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
PART I

ORDER ENTERED 7-6-84
MINUTE BOOK 248 PAGE 486

BOOK 6340 PAGE 150

VIOLA COCKRILL

Plaintiff,

VS.

PEARL BUNTIN,

Defendant-Cross and Counter-Plaintiff,

VS.

CLINTON COCKRILL, ET. AL.

Cross-Defendants.

No: A-623

MAP 76-1
PAR 1

FINAL DECREE

This cause came on to be heard this 31st day of May, 1984, upon the original petition of VIOLA COCKRILL, Plaintiff, to quiet title to certain real property herein, answer cross and counter petition of defendant PEARL BUNTIN joining all known and unknown heirs and next of kin, default judgment heretofore entered against known heirs for failure to answer said cross petition, answer of Michael Mossman, Guardian ad Litem for the unknown heirs, answer to VIOLA COCKRILL, original Plaintiff answer of Defendant, EARL B. COCKRILL, SR., testimony of Defendant, cross and counter Plaintiff, PEARL BUNTIN, exhibits, statement of counsel and Guardian ad Litem and the entire record herein, from all of which the Court finds that all the proper parties are before the Court; that original Plaintiff, VIOLA COCKRILL and original Defendant, PEARL BUNTIN, for a period in excess of 20 years, had actual possession to the real property herein, and have exercised said actual possession, continuously, exclusively, openly, notoriously, and to the exclusion of all others, having paid the taxes on said property, constructed and maintained improvements thereon, and that said parties are the fee simple owners of said property by adverse possession.

The Court further finds that said parties desire to divide said real property in kind, pursuant to the legal descriptions which hereafter follow, and that said division is

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equitable, and is in all things approved by the Court.

It is therefore ORDERED that the original Plaintiff, VIOLA COCKRILL and the original Defendant, PEARL BUNTIN are fee simple owners as tenants in common of the real property herein, by adverse possession. It is further ORDERED, pursuant to the agreement of said parties, that said real property be divided in kind; that original Plaintiff VIOLA COCKRILL shall be the owner in fee simple of the following described property:

> Land in the Fourth Civil District of Davidson County, Tennessee and described according to an unrecorded survey dated October, 1972, prepared by Joel B. Spaulding and Company, Inc., to wit:
>
> Beginning at a point 200.00 feet south 00° 0' 11" east of the southwest corner of real property conveyed to Berhop Investment, Inc. by deed from Robert C. Harris, et ux. of record in Book 5374, Page 92, Register's Office, Davidson County, Tennessee, thence with Tulip Grove Road south 00° 00' 11" east 370.22 feet to a point; thence south 87° 01' 57" west 267.91 feet to a point; thence north 00° 04' 23" east 384.11 feet to a point; thence south 89° 59' 49" west 268.06 feet to a point of beginning and containing 2.32 acres more or less.

The original Defendant, PEARL BUNTIN, is the owner in fee simple of the following described real property:

> Land in the Fourth Civil District of Davidson County, Tennessee and described according to an unrecorded survey dated October, 1972, prepared by Joel B. Spaulding and Company, Inc., to wit:
>
> Beginning at a point which is the southwesterly corner of property conveyed to Berhop Investment, Inc. by deed from Robert C. Harris, et ux. of record in Book 5374, Page 92, Register's Office, Davidson County, Tennessee, thence with Tulip Grove Road south 00° 0' 11" east 200.00 feet to a point; thence north 89° 59' 49" east 268.06 feet to a point; thence south 00° 04' 23" west, 211.38 feet to a point; thence south 87° 35' 02" west to the point of beginning and containing 1.27 acres more or less.

It is further ORDERED that the Guardian ad Litem, Michael Mossman, shall be entitled to an attorney fee for his representation of the unknown heirs, herein, said fee being in the amount of $180.00, and same is hereby taxed as part of the Court costs herein.

It is ORDERED that the Court costs herein shall be divided equally between the original Plaintiff, VIOLA COCKRILL and the original Defendant, PEARL BUNTIN, for all of which let execution issue, if necessary.

Enter this _____ day of June, 1984.

CHANCELLOR

APPROVED FOR ENTRY:

C. ALEX MEACHAM
Attorney for Plaintiff VIOLA COCKRILL

STAN ALLEN
Attorney for Defendant PEARL BUNTIN

CERTIFICATE

I certify that a copy of the foregoing Final Decree was mailed this 15 day of June, 1984, to Michael Mossman, Guardian ad litem for the unknown heirs of Caroline Cockrill, 430 Third Avenue, N., Suite 200, Nashville, Tennessee, 37201.

STAN ALLEN

I hereby certify that this is a true copy of original instrument filed in my office.
This 18 day of July 1984
CHRISTINA NORRIS Clerk & Master
By Deputy Clerk

RUSH

DAVIDSON COUNTY, TN
FELIX [illegible] REGISTER

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IDENTIFICATION REFERENCE

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