153A/365

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1986 MAY 23 PM 1:09

GEORGE L. BAKER, CLERK

K. Langford D.C.

IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

| | | |
|---|---|---|
| ANITA JOYCE PARDUE OESER | ) | |
| | ) | |
| VS. | ) | NO. 85D-3436 |
| | ) | |
| RICHARD ALLEN OESER | ) | |

MAP 73-1 PAR-170 etc.

FINAL DECREE BOOK 7176 PAGE 200

This cause came on to be heard this 23rd day of May, 1986, before the Honorable Muriel Robinson, Judge of the Fourth Circuit Court for Davidson County, Tennessee, on the Complaint for Absolute Divorce filed by the Wife, signed and notarized Property Settlement Agreement having been filed with the Court, and testimony of the Wife. Upon hearing testimony of the Wife, statements of counsel for the Wife, and upon the record as a whole, the Court finds that the parties have suffered irreconcilable differences in their marriage and a divorce should be granted.

It is, therefore, ORDERED, ADJUDGED, and DECREED that the Wife, Anita Joyce Pardue Oeser, be and is hereby is awarded an Absolute Divorce from the Husband, Richard Allen Oeser, on the ground of Irreconcilable Differences, T.C.A. §36-4-103, and both parties are hereby restored to all the rights and privileges of unmarried persons.

Pursuant to T.C.A. §36-4-103(b), the Court affirmatively finds that the parties hereto have made adequate and sufficient provision by written agreement for the equitable settlement of any property rights between the parties and the Court hereby approves the Property Settlement Agreement and the same is hereby incorporated in words and figures as follows:

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1986 MAY 23 PM 4:11
GEORGE L. ACKER, CLERK

PROPERTY SETTLEMENT AGREEMENT

_____ D.C.

This Agreement entered into this 26th day of April, 1986, by and between ANITA JOYCE PARDUE OESER, hereinafter referred to as "Wife" and RICHARD ALLEN OESER, hereinafter referred to as "Husband":

BOOK 7176 PAGE 201

W I T N E S S E T H:

WHEREAS, certain difficulties have arisen between the parties which appear to be irreconcilable and there is now pending in the Fourth Circuit Court for Davidson County, Tennessee, a suit for divorce between the parties, being Anita Joyce Pardue Oeser vs. Richard Allen Oeser, bearing Docket No. 85D-3436; and

WHEREAS, the parties desire to agree upon and fix their rights and duties, respecting their respective estates and any and all matters concerning their respective rights and duties by reason of the marital relationship.

NOW, THEREFORE, in settlement, adjustment, and compromise of all property rights, and questions and all matters arising by reason of the marital relationship and in consideration of the mutual promises and covenants hereinafter set forth, the parties hereto agree and covenant as follows:

1. DIVORCE: The Wife shall proceed to Court and attempt to obtain an Absolute Divorce on the ground of Irreconcilable Differences.

2. INCOME TAX RETURN: The parties agree to divide equally the Income Tax refund check for the year 1985 which the Husband is presently holding in his possession.

3. PERSONAL PROPERTY: Each party shall keep as his sole and separate property those items of personal property now in his or her own possession with the exception of the twelve (12) speed bike, house fan, framed frack print (tiger), weights, and the VCR which the Husband now has in his possession and which he shall re-

turn as soon as possible to the Wife. In addition, the Husband agrees to connect the VCR to the television set for the Wife.

4. AUTOMOBILES: The Wife shall have all of the Husband's right, title, and interest in the 1985 Honda Accord automobile and she shall be solely responsible for all indebtedness owed thereon and shall hold the Husband harmless. The Husband shall receive all of the Wife's right, title, and interest in and to the 1986 ZX Nissan automobile and he shall assume all indebtedness owed thereon and shall hold the Wife harmless.

5. REAL PROPERTY: The Husband shall receive all of the Wife's right, title, and interest in and to the real property of the parties located at 2204 Milton Drive in Nashville, Davidson County, Tennessee, and he shall assume all indebtedness owed thereon and shall hold the Wife harmless.

6. ATTORNEY'S FEE: The Husband agrees to pay to L. R. DeMarco as a reasonable attorney's fee the sum of Four Hundred Fifty ($450.00) Dollars.

7. COURT COSTS: The Husband agrees to pay and be solely responsible for the Court costs in connection with this cause, and he shall reimburse the Wife the sum of Seventy-five ($75.00) Dollars which she paid as filing costs.

8. MAIDEN NAME: The Wife shall receive the use of her maiden name, Anita Joyce Pardue.

9. MISCELLANEOUS: The parties hereto agree and acknowledge that this Agreement is entered into by each of them with full knowledge on the part of each of them of the extent and probable value of all property and estate of the parties jointly and personally, and each of the parties hereby forever releases and surrenders all of his or her right, title, and interest, marital or otherwise, in and to all of the estate whether real, personal, intangible or mixed, now owned or hereinafter acquired of or by the other party, except as he or she may be bound by the promises and covenants contained in this Agreement.

The parties further agree that this Agreement, subject to Court approval, shall be incorporated in and made a part of any decree of divorce which may be entered hereafter.

IN WITNESS WHEREOF, the parties hereto have set their signatures on the 2 day of May, 1986, as to the Wife, and the 26 day of April, 1986, as to the Husband.

Anita Pardue Queen
Wife

Ruben D. G Queen
Husband

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named RICHARD ALLEN OESER, who made oath that he executed the foregoing Agreement for the purposes contained therein.

WITNESS my hand and official Seal at Nashville, Tennessee, this 26 day of April, 1986.

NOTARY PUBLIC

My Commission Expires:

5-17-88

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named ANITA JOYCE PARDUE OESER, who made oath thatshe executed the foregoing Agreement for the purposes contained therein.

WITNESS my hand and official Seal at Nashville, Tennessee, this 2nd day of May, 1986.

Maxine Stubblefield
NOTARY PUBLIC

My Commission Expires:

4/19/87

It is ORDERED, ADJUDGED, and DECREED that all provisions of said Property Settlement Agreement are hereby approved and made the judgment of the Court.

It is further ORDERED, ADJUDGED, and DECREED that all of the Wife's right, title, and interest in and to the real property of the parties located at 2204 Milton Drive in Nashville, Davidson County, Tennessee, be divested out of the Wife, Anita Joyce Pardue Oeser, and be vested in the Husband, Richard Allen Oeser, in fee simple absolute. The Husband shall be responsible for all indebtedness owed thereon and shall hold the Wife harmless. Said property is more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 48 on the Plan of Highland View, as of record in Book 1424, page 39, Register's Officer for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Richard A. Oeser and wife, Anita J. Oeser, by deed from O. C. Temple and wife, Joann Temple, and Margaret Temple, of record in Book 6484, page 185, Register's Office for Davidson County, Tennessee.

It is further ORDERED that the Wife shall receive the use of her maiden name, Anita Joyce Pardue.

The Husband shall pay the costs of this cause for all of which execution may issue, if necessary.

ENTER this 23rd day of May, 1986.

JUDGE

APPROVED FOR ENTRY:

L. R. DeMARCO
Attorney for Wife

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Final Decree has been mailed to Mr. Richard A. Oeser, 2204 Milton Drive, Nashville, Tennessee 37216, this 23rd day of May, 1986.

L. R. DeMARCO

IMPRINT/REFERENCE

MAR 23 8 42 AM '87

FILED & RECORDED IN REGISTER DAVIDSON COUNTY, TN

06496

# STATE OF TENNESSEE

*I,* **GEORGE L. ROOKER,** *Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the* Fourth *Circuit Court for Davidson County, Tennessee, on the* twenty-third *day of* May, *19* 86, *in Case Number* 85D-3436 *between* ANITA JOYCE PARDUE OESER, *Plaintiff, and* RICHARD ALLEN OESER, *Defendant, as same remains of record in Book* 153A, *Page* 365 *of the Minutes of said Court.*

**IN TESTIMONY WHEREOF,** *I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the* 23rd *day of* March *in the year one thousand nine hundred and* eighty-seven *and in the* two hundred eleventh *year of American Independence.*

**GEORGE L. ROOKER,** *Clerk.*

*By* _____ *D.C.*

Form #GR-117