MAY 3 0 1989

DAV. CO. CHANCERY COURT

IN THE CHANCERY COURT FOR THE STATE OF TENNESSEE
20TH JUDICIAL DISTRICT, DAVIDSON COUNTY
PART II

3327 08/07 0101 03CHECK 9.00

AMANDA STEVENSON, )
)
Plaintiff, )
)
v. ) NO. 88-235-II (I)
) F.O.
EDWARD HIGGINS, ET AL., )
)
Defendants. )

BOOK 7909 PAGE 23

ORDER FILED & ENTERED 6/15/89
MINUTE BOOK 275 PAGE 252

FINAL DECREE

This cause came on for trial before the Honorable Irwin Kilcrease, Jr., Chancellor, sitting by interchange, on the 25th day of May, 1989. And upon the testimony of the parties and witnesses, the exhibits admitted into evidence, the briefs and statements of counsel on behalf of the parties, and the entire record of the cause, the Court was of the opinion and does hereby find as follows:

1. That the plaintiff, AMANDA R. STEVENSON, has occupied as her residence the property located at 2322 23rd Avenue North, Nashville, TN continuously from 1949 until the present date.

2. That following the death of the last owner of the aforesaid property in 1950, the plaintiff continued to occupy the aforesaid property as her residence and has since that time made numerous and substantial improvements to the residence, including the addition of two rooms, installation of water and electric service, concrete block underpinning, panelling, and at least two roofs to the structure.

3. That Amanda Stevenson has paid all of the property taxes due on the real property located at 2322 23rd Avenue North, Nashville, TN from 1950 up to the present date.

I hereby certify that this is a true copy of original instrument filed in my office.
This 12 day of August 1989
CHRISTINA NORRIS Clerk & Master
By Judy Helms Deputy Clerk

4. That the contesting defendant, Mildred Scribner, a co-heir to the property, knew about and acquiesced in the use and occupancy of the aforesaid property by Amanda R. Stevenson and of Amanda Stevenson's payments of the property taxes due thereon, but took no action in the meantime to pay any of the property taxes due thereon or to assert any rights she might have had in the property until after the filing of this action.

5. That the plaintiff has paid all of the property taxes due on the subject property for more than 20 years immediately preceding the filing of this suit and pursuant to the provisions of T.C.A. § 28-2-109 is entitled to a decree vesting her with title and ownership to the aforesaid property.

6. That the plaintiff has been in open, notorious and adverse possession of the aforesaid real property for more than 20 years immediately preceding the filing of this action, and thus has established her right and entitlement to a decree vesting her with title and ownership of the aforesaid property in fee simple absolute.

In accordance with the finding of this court as set forth above, it is hereby ORDERED, ADJUDGED, and DECREED that the plaintiff, AMANDA R. STEVENSON, is declared to be the owner in fee simple, absolute of that certain real property located at 2322 23rd Avenue North, Nashville, Tennessee, and more fully described as follows:

> Being lots 108, 109 and the northerly 25 feet of Lot 110 in the Buena Vista Heights Addition, a plan of which is recorded in Book 161, Page 19, Register's Office of Davidson County. Said lots 108 and 109 and north 25 feet of 110, fronting together 144.8 feet on the west side of 23rd Avenue North (formerly Bosley Street) and running back between parallel lines, 150 feet to an alley.

Being the same property conveyed to James Shephard by deed recorded at Book 380, Page 20, Register's Office of Davidson County.

This is improved property, otherwise known as 2322 23rd Avenue North, Nashville, Tennessee 37208.

At such time as this decree shall have become final, the Clerk and Master of this Court is directed to execute a deed to Amanda R. Stevenson, conveying the above described real property to her and to her heirs forever in fee simple absolute.

The costs of this cause are adjudged against the contesting defendant, Mildred Scribner, for which execution shall issue if necessary.

CHANCELLOR

Approved for Entry:

DAVID J. TARPLEY - REG. NO. 4059
Legal Services of Middle TN, Inc.
211 Union Street, Suite 800
Nashville, TN 37201
Attorney for Plaintiff

Mail

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Decree has been sent to E.L. Edwards, III, Attorney for Defendant Mildred Scribner, 406 Stahlman Building, 211 Union Street, Nashville, TN 37201; Edward Higgins, 1040 Petway Avenue, Nashville, TN 37206; Thomas Dickerson, Pearson Court Apartments, 637 Pearson Court, Louisville, KY 40203; Nancy Ledet, 1512 24th Avenue North, Nashville, TN 37208; and Aline Austin, 2209 24th Avenue North, Nashville, TN 37208, this 30 day of May, 1989.

DAVID J. TARPLEY

55774

IDENTIF. TREFERENCE

AUG 7 2 36 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.