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...CERY COURT

BOOK 8050 PAGE 72

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

MRS. LILLIAN H. MOORMAN, GEORGE MOORMAN, FANNIE MOORMAN SHARPE, SAMUEL MOORMAN, BARBARA MOORMAN, HORACE MOORMAN, LOUIS MOORMAN, JR., LAWRENCE ALLEN MOORMAN, ETHEL MOORMAN HOPKINS, and JEANNETTA MOORMAN DONNELL,

Plaintiffs,

vs.

ALL UNKNOWN HEIRS AT LAW OF JOHN BLEDSOE, DECEASED and ALL UNKNOWN HEIRS AT LAW OF PAULINE BLEDSOE PATTON, DECEASED,

Defendants.

RUSH

DAVIDSON COUNTY, TN.
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IDENTIF. TREFERENCE
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NO. 89-2093 II ✓

ORDER FILED & ENTERED
JAN 8 1990
MINUTE BOOK 156 PAGE 623

FINAL DECREE

This cause came on to be heard this the 14th day of December, 1989, before the Honorable C. Allen High, Chancellor, Chancery Court of Davidson County, Tennessee, Part II, upon a complaint to establish complete ownership of real property by prescription and/or adverse possession, filed by the plaintiffs, Lillian H. Moorman, wife of Lewis Moorman, deceased, and George Moorman, Fannie Moorman Sharpe, Samuel Moorman, Barbara Moorman, Horace Moorman, Louis Moorman, Jr., Lawrence Allen Moorman, Ethel Moorman Hopkins, and Jeannetta Moorman Donnell, all of the surviving children of Lewis Moorman, deceased, in respect to real property located at 2317 Booker Street, Nashville, Davidson County, Tennessee. The complaint was filed against all unknown heirs-at-law of John Bledsoe, Deceased, and all unknown heirs-at-law of Pauline Bledsoe Patton, Deceased. The cause was submitted to the Court on the complaint of the plaintiffs, proof of publication, the answer of the unknown defendants, through their guardian ad litem, a report of the guardian ad litem, and evidence heard orally before the Court, and the Court being well and sufficiently advised, finds

that the allegations contained in the plaintiffs' complaint are true and correct, and that the plaintiffs are entitled to the relief they seek in this cause. The Court specifically finds that Lewis Moorman and John Bledsoe, step-father of Lewis Moorman, purchased real property in 1923 for the purpose of Lewis Moorman having a homeplace to raise his family, with the understanding that Lewis Moorman would pay all of the mortgage notes and property taxes, and John Bledsoe serving simply as a "co-signer" in order that his step-son could receive credit. The Court further finds that Lewis Moorman, prior to his death in 1988, had exclusive and uninterrupted possession of the improved real property now known as 2317 Booker Street, Nashville, Tennessee for a period of more than 50 years; that he had exclusively paid property taxes on said property for over 50 years; that he had fenced in said property, and had made extensive repairs and improvements on said property, claiming the same as his own, without having made any account to his co-tenant, John Bledsoe, Deceased, who died in 1930, nor any account to Bledsoe's successor in interest, Bledsoe's daughter, Pauline Bledsoe Patton. Nor had John Bledsoe or Pauline Bledsoe Patton made any claim on their part to the land - they being under no disability to assert their rights. The Court further finds that the said Lewis Moorman, Deceased, openly, notoriously, exclusively, continuously, visibly, hostilely, and adversely claimed and actively possessed and held the property located at 2317 Booker Street, Nashville, Tennessee, as his own to the exclusion of all others for over 50 years. The proof shows that he specifically, by words and deeds, ousted his co-tenant, Pauline Bledsoe Patton. The Court finds that when Lewis Moorman, died in October, 1988, he had acquired total interest in the subject property by prescription and/or by adverse possession; that he died intestate leaving as his only heirs-at-law the plaintiffs named herein, who inherited his interest in the subject property by intestate succession.

It is therefore ORDERED, ADJUDGED and DECREED that title to the following described land be forever quieted, confirmed, and

exclusively vested in the plaintiffs, Lillian H. Moorman, George Moorman, Fannie Moorman Sharpe, Samuel Moorman, Barbara Moorman, Horace Moorman, Louis Moorman, Jr., Lawrence Allen Moorman, Ethel Moorman Hopkins, and Jeannetta Moorman Donnell, against any claim of all unknown heirs-at-law of John Bledsoe, Deceased and unknown heirs-at-law of Pauline Bledsoe Patton, Deceased, or any other person. The said property which has vested exclusively in the said plaintiffs is described as follows:

Land in Davidson County, Tennessee as follows:

The westerly one half of lot no. 5 in the Subdivision of lots nos. 8, 9, and 10 of the Boyd McNairy Tract, as of record in Book No. 21, page 93, Register's Office for Davidson County, Tennessee. Said westerly one half of lot No. 5 fronts 50 feet on the southerly side of Booker Street, formerly Harding Street, and runs back 192.6 feet on the westerly line and 192 feet, more or less, on the easterly line to an alley and is part of the property conveyed to Joe M. Stewart by deed from Vanderbilt University recorded in Book 401, page 76, of said Register's Office and by will to Lula G. Stewart under the will of Joe M. Stewart, recorded in Will Book 37, page 503 in the County Court for Davidson County.

Being the same property conveyed to Lewis Moorman and John Bledsoe by installment deed as of record in Book 609, page 140, Register's Office of Davidson County, Tennessee. The said John Bledsoe having died intestate in 1930. The said Lewis Moorman, after having acquired said property by prescription and/or adverse possession, died intestate in 1988. Being the same property divested out of all unknown heirs of John Bledsoe, Deceased, and Pauline Bledsoe Patton, Deceased, and vested into Lillian H. Moorman, et al, heirs and successors in interest to Lewis Moorman, deceased, through suit to quiet title, by Final Court Decree, Chancery Court of Davidson County, Tennessee, Part II, in the case of Lillian H. Moorman, et al vs. Unknown Heirs of John Bledsoe, Deceased, et al, Action No. 89-2093-II, Minute Book _____, page ___, Chancery Court Clerk's Office of Davidson County, Tennessee.

This is improved property known as 2317 Booker Street, Nashville, Tennessee 37208.

Map and Parcel No.: 92-7 Par. 247; Field Book: 11W-6605.

It is further ORDERED that Earl W. Roberts, Jr., Esquire, be awarded the sum of $ 750- for his services as Guardian Ad Litem for all unknown heirs in this case.

Cost to be assessed against the plaintiffs, for which execution may issue, if necessary.

Entered this the 8 day of ~~December~~ JAN, 1989.

C Allen, Jr.
CHANCELLOR

I hereby certify that this is a true copy of original instrument filed in my office.
This 22 day of February, 1990
CLAUDIA C. BONNYMAN, Clerk & Master
By _____ Deputy Clerk

Approved for Entry:

RUSSELL B. ENNIX, P.R. 4407
ATTORNEY FOR PLAINTIFFS
330 CHARLOTTE AVENUE
SUITE 427
NASHVILLE, TENNESSEE 37201
(615) 259-4330

Earl W. Roberts, Jr. by permission RBE

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EARL W. ROBERTS, JR., ESQUIRE
GUARDIAN AD LITEM FOR ALL UNKNOWN HEIRS
214 THIRD AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

Certificate of Service

The undersigned certifies that a copy of the foregoing Final Decree was mailed to Earl W. Roberts, Jr., Esquire, 214 Third Avenue, North, Nashville, Tennessee 37201 by dropping same in the U.S. Mail, postage prepaid, this the 29th day of December, 1989.

RUSSELL B. ENNIX