BOOK 8066 PAGE 979

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

IN THE MATTER OF:)
) NO. 90-592-I
HUNTER WINSTED BEATY,)
a Minor)

ORDER FILED & ENTERED
MAR - 9 1990

DECREE ORDERING SALE MINUTE BOOK 980 PAGE 19

This cause came on to be heard this 9th day of March, 1990, upon the Petition of the Guardian, the Report of the Guardian Ad Litem, and proof, from all of which the Court finds:

(1) That Hunter Winsted Beaty is a Minor, and owns an undivided one-seventh (1/7) interest in 306 Autumn Chase, pursuant to the Last Will and Testament of Roxie Dorinda Beaty of record in Will Book 168, page 645, Probate Court for Davidson County, Tennessee.

(2) That Gary Douglas Beaty, natural father of said Minor, Hunter Winsted Beaty, has qualified as Guardian of the Estate of said Minor in the Probate Court of Davidson County, Tennessee, and is, therefore, entitled to petition this Court for the sale of said Minor's interest in property.

(3) That the property interest of Hunter Winsted Beaty is a two-bedroom condominium consisting of ~~1,442~~ 1,372 square feet located in a group of 27 units off McGavock Pike, developed by H.M. Properties, Inc. during 1988 and 1989, which condominium was purchased by Roxie Dorinda Beaty on November 11, 1988, at a price of $90,333.00

(4) That said Minor, Hunter Winsted Beaty, together with his six (6) tenants in common, has been offered the price of $94,000.00 cash by Mrs. Virginia S. Briley, which funds are in escrow and which offer has been accepted by his six (6) tenants in common. Said property has been on the market, posted "For Sale", from August, 1989, until the offer made by Virginia S. Briley in January, 1990.

(5) That the last condominium sold by H.M. Properties, Inc. of the same floor plan and square footage sold at a price of $92,000.00 in November of 1989.

(6) That the only other or alternative uses of said condominium would be to rent it out to tenants, the proceeds of which would be diminished by the payment of a maintenance fee, insurance, property taxes, maintenance cost, depreciation, and vacancy losses.

(7) That the terms of the proposed closing show that there is no real estate agent's commission, nor charges for preparation of documents, but that only real estate taxes of $1,040.97 and title insurance premium of $565.00 are deducted, resulting in a net proceeds of $92,394.03 for the entire interest, and a net proceeds of $13,199.14 for the Minor's one-seventh (1/7) interest.

(8) That it is to the manifest best interest of said Minor, Hunter Winsted Beaty, that his one-seventh (1/7) undivided interest be sold pursuant to the offer of $94,000.00 for the entire interest, it being an advantageous offer and producing a net proceeds to said Minor in the amount of $13,199.14.

It is therefore ORDERED, ADJUDGED AND DECREED by the Court that the Guardian, Gary Douglas Beaty, be and is hereby authorized to accept, on behalf of his Minor ward, the offer of $94,000.00; and to execute a warranty deed divesting out of Hunter Winsted Beaty and vesting in said purchaser, Virginia S. Briley, a fee simple interest in said Minor's one-seventh (1/7) undivided interest in the following described property, to-wit:

> Unit 306 of AUTUMN CHASE CONDOMINIUMS, a Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the plat of Autumn Chase Condominiums, recorded as Exhibit "A:, and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7718, page 418, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase Condominiums, contained in the Master Deed and By-Laws appended thereto, of record in Book 7718, page 418, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.
>
> This conveyance is made subject to all applicable easements and restrictions of record and to the Master Deed and Declaration of Covenants, Conditons, and Restrictions of Autumn Chase Condominiums of record in Book 7718, page 418, Register's Office for Davidson County, Tennessee, and to all items contained on the

plat of Autumn Chase Condominiums, all in said Register's Office.

Being the same property conveyed to Roxie Dorinda Beaty by deed from H.M. Properties, Inc., a corporation, of record in Book 7718, page 520, Register's Office for Davidson County, Tennessee.

It is further ORDERED, ADJUDGED AND DECREED by the Court that said Guardian, Gary Douglas Beaty, deliver to said purchaser, Virginia S. Briley, said warranty deed, and accept from her the net proceeds of $13,199.14 in behalf of said Minor, and that from said proceeds the costs of this cause and the fee of the Guardian Ad Litem in the amount of $ 510.00 be deducted, and invest the balance, at interest, in an investment authorized by law.

It is further ORDERED, ADJUDGED AND DECREED by the Court that a certified copy of this decree be recorded in the Register's Office for Davidson County, Tennessee as a muniment of title.

ENTER this _____ day of March, 1990.

IRVIN H. KILCREASE, JR. CHANCELLOR

APPROVED FOR ENTRY:

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EARL ROBERTS, Reg. No. 10193
Guardian Ad Litem for
Hunter Winsted Beaty, Minor

I hereby certify that this is a true copy of original instrument filed in my office.
This 16 day of March 19 90
CLAUDIA C. BONNYMAN Clerk & Master
By Glenda Lowell Deputy Clerk

IDENTIF. TREFERENCE
Mar 19 9 13 AM '90
DAVIDSON COUNTY Tn.