Rec'd 2-14-92

I hereby certify that this is a true copy of original instrument filed in my office.
This 18 day of February 1992
CLAUDIA C. BONNYMAN Clerk & Master
By Christy Edgar Deputy Clerk

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

PEGGY NELL BAER, natural Guardian, and JAMES MAX BAER, and EVELYN BURYSEK, Trustee of a Quitclaim dated 4/23/88,

Plaintiffs.

vs.

LESLIE ANN BAER and NEIL DALLAS BAER, Minors,

Defendants.

ORDER FILED & ENTERED FEB 14 1992
MINUTE BOOK 294 PAGE 45

No. 91-1361-I

BOOK 8552 PAGE 727

AGREED ORDER APPROVING SALE AT AUCTION AND DIRECTING PAYMENT OF SALE COST BY CLERK

This matter came to be heard on the 14th day of February, 1992, before the Honorable Irvin H. Kilcrease, Chancellor, upon joint motion of Plaintiffs and the Guardian ad litem to approve the contract for sale of real estate and property that was ordered to be sold at public auction on February 6, 1992, and to direct the clerk to approve the costs of the sale, attorney's fees, and other disbursements; after hearing statements of counsel and a review of the record it is the opinion of the Court that the contract for sale of the real estate should be approved and the property sold to the highest bidders, William Larry Bryant and A.C. Sloan for the sum of THIRTY THREE THOUSAND AND 00/100 DOLLARS ($33,000.00). The court also approved the following fees for the cost of sale:

Bill Colson Auction and Realty (advertising and title work)	$2,646.61
Bill Colson (commission)	$1,980.00
Thomas Gray (appraisal)	$250.00

IT IS THEREFORE, ORDERED, ADJUDGED and DECREED that the Contract for Sale of Real Estate located at 3212 Crislynndale Drive, Nashville, Davidson County, Tennessee, 37207, in the amount of $33,000.00, to William Larry Bryant and A.C. Sloan which is more particularly described as follows is hereby

approved:

A certain tract or parcel of land in Davidson County, Tennessee.

BEING Lot No. 547, Section III, Parkwood Estates, as of record in Book 3300, Page 31, Register's Office for said County.

SAID Lot No. 547 fronts 80.78 feet on the southerly side of Crislynndale Drive, and extends back 156.9 feet on the easterly line and 151 feet on the westerly line, to a dead line in the rear on which it measures 73.9 feet.

BEING the same property conveyed to Evelyn Burysek, Trustee for Leslie Ann Baer and Neil Dallas Baer, minors, from Nellie B. Chapman, of record in Book 7525, Page 69, Register's Office for Davidson County, Tennessee.

IT IS FURTHER, ORDERED, ADJUDGED and DECREED that all of the rights, title and interests of the defendants, Leslie Ann Baer, Neil Dallas Baer, and Evelyn Burysek, Trustee, in and to said property as above described be divested out of them and each of them and be vested in the said purchasers, William Larry Bryant and A.C. Sloan, in fee simple absolute.

IT IS FURTHER, ORDERED, ADJUDGED and DECREED that the Clerk and Master shall cause to be executed and issued a Clerk's Deed to the purchasers to the property as above described after they deposit said contract purchase price in the amount of $33,000.00 with the clerk of the court.

IT IS FURTHER, ORDERED, ADJUDGED and DECREED that the Clerk shall cause to be paid the following costs:

Bill Colson Auction and Realty (advertising and title work)	$2,646.61
Bill Colson (commission)	$1,980.00
Thomas Gray (appraisal)	$250.00

IT IS FURTHER, ORDERED, ADJUDGED and DECREED that the Clerk shall cause to be paid property taxes due and owing on the property for tax years 1989, 1990, and 1991, along with Clerks' fees incurred for execution and issuance of the Clerk's Deed.

IT IS FURTHER, ORDERED, ADJUDGED and DECREED that the

Clerk shall cause to be refunded to the purchasers William Larry Bryant and A.C. Sloan, a check for the prorated portion of 1992 property taxes due on the date of issuance of the Clerk's Deed.

ALL OTHER MATTERS ARE RESERVED.

ENTER this ____ day of February, 1992.

IRVIN H. KILCREASE, Chancellor

APPROVED FOR ENTRY:

Kaye Manson Jeter #135555
Guardian ad litem for the minors
1314 5th Avenue, North
Suite 300, Germantwon Center
Nashville, TN 37208-2726

Phillip W. Duer by permission
Phillip W. Duer #4647
Attorney for Plaintiffs
214 Third Avenue, North
Nashville, TN 37201

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been served upon Ms. Pamela D. Pitts, Metropolitan Attorney, 204 Metropolitan Courthouse, Nashville, TN 37201, by depositing a copy of same in the United States mail, postage pre-paid, on this 14 day of February, 1992.

Kaye Manson Jeter

85103
IDENTIFICATION REFERENCE
FEB 19 9 36 AM '92
DAVIDSON COUNTY, TN
2227 02/19 0101 03CHECK 9.00