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IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

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DAV. CO. CHANCERY COURT

KEY INVESTMENTS, INC.,

Plaintiff,

v.

UNKNOWN HEIRS OF LAURENCE EVINS and ALL OTHER PERSONS UNKNOWN, claiming any right, title, estate, lien or interest in the real property described in the Complaint adverse to the Plaintiff's ownership, or any cloud upon the Plaintiff's title thereto,

Defendants.

F.O.4
No. 92-2186-II

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ORDER FILED & ENTERED JAN 07 1994

MINUTE BOOK _____ PAGE _____

ORDER OF FINAL JUDGMENT

This cause came on to be heard on the 15th day of December, 1993, before the Honorable C. Allen High, Chancellor of the Chancery Court for Davidson County, Tennessee, Part II, upon the Complaint, the Answer of the unknown heirs of Laurence Evins and all other persons unknown, claiming any right, title, estate, lien or interest in the real property described in the Complaint adverse to the Plaintiff's ownership, or any cloud upon the Plaintiff's title thereto, by and through Judy Schechter, the guardian ad litem previously appointed by the Court to represent their interests, the stipulations entered into by and between the parties, and further upon the other proof in this cause, the argument of counsel, and the entire record herein, from all of which the Court finds, in accordance with the statements of the Court on the record on the day of the proceeding, that the Plaintiff has carried its burden of proof in this cause and has established by clear and convincing evidence that it has satisfied all of the legal elements and other requirements necessary to establish its legal title to the real property described below, both by statute and under the common law of this State.

It is, therefore, **ORDERED, ADJUDGED and DECREED** by the Court as follows:

1. That pursuant to T.C.A. § 28-2-101, T.C.A. § 28-2-105, and the common law of this State, the Plaintiff, Key Investments, Inc., shall be and hereby is declared the holder

of legal title in fee simple absolute to the real property at issue in this cause, which property is more particularly described as follows:

A tract of land in the 33rd Councilmanic District of Nashville, Davidson County, Tennessee, being shown as a portion of Parcel 72 on Tax Map 159, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument (broken), being the Northwesterly corner of herein described tract and also being the common corner of several parcels as follows: Vanderbilt University Deed, Book 2196, page 332, R.O.D.C., Tennessee, Vanderbilt University, Deed Book 1968, page 84, R.O.D.C., Tennessee, Key Investments, Inc., Deed Book 3162, page 163, R.O.D.C., Tennessee, R.E. Arnold, et ux, Deed Book 1816, page 485, R.O.D.C., Tennessee, and Oman Construction Co., Inc., Deed Book 5356, page 777, R.O.D.C., Tennessee; thence

(1) With the common line of herein described tract and Oman Construction Co. Property, South 71° 08' 52" East 246.98' to a concrete monument, being a common corner of herein described tract and State of Tennessee Property recorded in Deed Book 4738, page 326, R.O.D.C., Tennessee; thence

(2) With the common line of herein described tract and State of Tennessee Property, South 71° 04' 17" East 605.98' to a railroad iron, being a common corner of herein described tract and Alexis J. Joyce Property recorded in Deed Book 5960, page 634, R.O.D.C., Tennessee; thence

(3) With the common line of herein described tract and Joyce Property, South 30° 22' 15" West 37.04' to an iron pipe, being a common corner of herein described tract and State of Tennessee Property recorded in Deed Book 5453, page 485, R.O.D.C., Tennessee; thence

(4) With the common line of herein described tract and State of Tennessee Property, South 27° 17' 25" West 672.57' to an iron pipe, being a common corner of herein described tract and Key Investments, Inc. Property recorded in Deed Book 3162, page 163, R.O.D.C., Tennessee; thence

(5) With the common line of herein described tract and Key Investments, Inc. Property, North 65° 23' 08" West 217.46' to an iron pipe; thence

(6) Continuing with the common line of herein described tract and Key Investments, Inc. Property, North 07° 10' 55" East 349.33' to a point in a metal plate, being a common corner of herein described tract and Vanderbilt University Property recorded in Deed Book 1968, page 84 and Deed Book 2196, page 332, R.O.D.C., Tennessee; thence

(7) With the common line of herein described tract and Vanderbilt University Property, North 34° 47' 40" West 570.97' to the Point of Beginning and containing 299,817 square feet, or 6.883 acres, more or less.

As shown on Boundary Survey No. 11456 for "Key Investments, Inc.," dated 12/19/91 by Pickering Alley, Inc., E. Roberts Alley,

Registered Land Surveyor, Tennessee License No. 983, and being property adjacent to that conveyed to Key Investments, Inc., Deed Book 3162, page 163, R.O.D.C., Tennessee, but not included in the property description of that deed or the deeds of any property owners whose lands also lie adjacent to the property described herein.

2. That the Clerk and Master shall forward a certified copy of this Order of Final Judgment to the Register of Deeds for Davidson County, Tennessee, who shall then record said Final Judgment on the property records for said county.

3. That the costs of this cause, including the reasonable fees and expenses incurred by the guardian ad litem in the amount of $2,565-, are hereby taxed to the Plaintiff, for which execution may issue.

This 4 day of ~~December~~ Jan, 1994

C. ALLEN HIGH
Chancellor

I hereby certify that the foregoing is a true copy of original instrument filed in my office
This 4th day of February 1994
CLAUDIA C. BONNYMAN, Clerk & Master
By _____ Deputy Clerk

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SUBMITTED FOR ENTRY:

BOULT, CUMMINGS, CONNERS & BERRY

By: Bradley C. Skidmore

Bradley C. Skidmore
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414 Union Street, Suite 1600
P.O. Box 198062
Nashville, TN 37219
(615) 252-2345

Attorneys for the Plaintiff,
Key Investments, Inc.

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CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been mailed, postage prepaid, to Judy Schechter, 112 Long Hollow Pike, Suite 206, Goodlettsville, TN 37072 this 23rd day of December, 1993.

Bradley C. Skidmore
Bradley C. Skidmore

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IDENTIFICATION REFERENCE

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FELIX A. MCCONNELL REGISTER
DAVIDSON COUNTY, TN.

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