IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

'94 MAY 12 PM 3:40
RICHARD R. ROOKER, CLERK
D.C.

VIRGINIA LANDIS BASS RUGGIERI,
Plaintiff/Wife,
v.
PATRICK JEAN RUGGIERI,
Defendant/Husband.

CASE NO.: 93D-3791

154-00
110
155-00
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AGREED ORDER

In this cause, it appearing that pursuant to Section 2 of the Marital Dissolution Agreement incorporated in the Final Decree that, the Plaintiff/Wife is to receive as her absolute property the residence and all acreage owned by the parties located at 8535 Poplar Creek Road, Nashville, Davidson County, Tennessee; and it appearing further that only a portion of such real property has previously been conveyed by the Defendant/Husband to the Plaintiff/Wife; and to confirm and to make certain that title to all of such real property generally described in Section 2 of the Marital Dissolution Agreement is vested in the Plaintiff/Wife and divested out of the Defendant/Husband as contemplated in said Final Decree, this Agreed Order is entered into by both parties in this cause as evidenced by the signatures hereinbelow of their respective attorneys.

IT IS, THEREFORE, ORDERED AND DECREED that all right, title and interest in and to the following described real property (2 tracts) located in Davidson County, Tennessee, is hereby divested out of the Defendant/Husband, Patrick Ruggieri (being one and the same as Patrick Jean Ruggieri), and is vested solely in the Plaintiff/Wife, Virginia L. Bass (being one and the same as, and formerly known as, Virginia Landis Bass Ruggieri or Virginia Ruggieri), her heirs and assigns:

> Beginning at an iron pin in the center of Poplar Creek Road, same being the northeast corner of Milton Sawyer, thence with the Sawyer east line, South 1° 30' West, 1,311.2 feet to an iron pin on the hill; thence South 76° 00' East, 35.3 feet; thence South 37° 00' East, 366.0 feet to a 24 inch gum tree; thence South 5° 00' East, 459.2 feet to an iron pin in the fence corner; thence on a new line South 84° 43' East, 1,333.24 feet to an iron pin in the fence corner; thence North 4° 30' East, 1,105.5 feet to an iron pin on the slope of the hill; thence North 85° 30' West, 1,105.5 feet to an iron pin on the slope of the hill, thence North 5° 30' East, 991.5 feet to a spike in the center of Poplar Creek Road, thence with the center of said road, South 78° 44' West, 21.0 feet to a point; thence with the center of Poplar Creek Road, North 68° 16' West, 390.82 feet to a spike in the center of Poplar Creek Road, thence with

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

the center of said road, North 87° 40' West 275.28 feet to the beginning, containing 51.65 acres, more or less.

Being the same property conveyed to Patrick Ruggieri and wife, Virginia Ruggieri, by Warranty Deed of record in Book 6824, page 218, Register's Office for Davidson County, Tennessee; and

Beginning on an existing concrete marker 20 feet from the centerline of Poplar Creek Road and being in the south right of way of the road; thence with the road S 84° 30' E 50.00 feet to a point; thence leaving the road and passing a metal pin and concrete marker at 5.00 feet, continuing on S 5° 30" W a total of 274.80 feet to a metal pin and concrete marker; thence S 76° 36' 37" E 306.66 feet to a metal pin; thence with an old fence S 4° 38' 55" W 554.58 feet to an existing metal pin; thence leaving the fence, N 84° 33' 17" W 357.06 feet to an existing metal pin; thence N 5° 00' 35" E 576.98 feet to a metal pin; thence N 5° 30" E 294.80 feet to the beginning point and containing 5.03 acres more or less.

Being the same property conveyed to Patrick Ruggieri and wife, Virginia Ruggieri, by Warranty Deed of record in Book 7828, page 101, Register's Office for Davidson County, Tennessee.

Such property is vested exclusively in said Virginia L. Bass, subject to such restrictions, limitations and encumbrances which may affect the property. The property as described is intended to include all real property in Davidson County, Tennessee held in the joint names of said Plaintiff/Wife and Defendant/Husband.

IT IS FURTHER ORDERED AND DECREED that the Plaintiff/Wife may file a certified copy of this Agreed Order for registration as a muniment of her right, title and interest in and to said real property. cost divided equally M.M.

DATED this 12th day of May, 1994.

Judge

AGREED TO AND APPROVED FOR ENTRY:

HOLLINS, WAGSTER & YARBROUGH, P.C.

By: Edward M. Yarbrough
Edward M. Yarbrough - #4097

2210 Third National Financial Center
424 Church Street
Nashville, Tennessee 37219
(615) 256-6666

ATTORNEY FOR PLAINTIFF/WIFE

Robert N Skinner 5-9-94.

Robert N. Skinner - #3576
311 Church Street
P. O. Box 3240
Nashville, Tennessee 37219-3240
(615) 255-8917

ATTORNEY FOR DEFENDANT/HUSBAND

STATE OF TENNESSEE

I, **RICHARD R. ROOKER**, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the _FOURTH Circuit Court for Davidson County, Tennessee, on the _12 day of _MAY , 19 _94 , in the Case Number _93D731 between _RUGGIERI, VINCENT LANDIS ESQ Plaintiff, and _RUGGIERI, PATRICIA Defendant, as same remains of record in Book 7290 , Page _199 of the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, this _23 day of _MAY in the year one thousand nine hundred and _ninety-four and in the _218th year of American Independence.

RICHARD R. ROOKER, Clerk.

By _____ Deputy Clerk

SEAL

53100
IDENTIFICATION REFERENCE

94 MAY 23 PM 1:08
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RTD 05/23 0101 01048- 16.00