IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE

DECREE OF MAY 19, 1967--MINUTE BOOK 78, PAGE 322

RUTH HAWKINS, et al ) BOOK 941 8 PAGE 930

vs. )

THELMA WALKER, et al )

No. 87944

I hereby certify that this is a true copy of original instrument filed in my office.

This 26th day of July 1994

CLAUDIA C. BONNYMAN Clerk & Master

By Deputy Clerk

MAIL TAX BILLS TO:

Ruth C. Turner
1609 Knowles Street
Nashville, Tennessee 37208

D E C R E E

This cause came on to be heard the 28th day of April, 1967, before the Honorable Alfred T. Adams, Chancellor, upon the motion of the complainants to confirm the report of the Clerk and Master, to sustain the petition of complainants to pay defendant Howard or her attorney the sum of $100.00 in compromise her claim to the real estate herein, to accept the offer of $1,500.00 for said real estate and the entire record. The report of the Clerk and Master is as follows:

( HERE COPY REPORT )

Said report has been on file for more than five days and is unexcepted to and it is in all things confirmed and the facts are adjudged as therein found.

The Court further finds from the evidence that the agreement between the complainants and the defendant Howard as set out in the petition is fair and equitable and in the best interest of the parties to this cause. The Court, therefore, sustains the petition.

The Court further finds that the offer of John Turner of $1,500.00 for said real estate exceeds the fair market value of said property as found by the Clerk and Master and that said offer should be accepted.

It is, therefore, ordered, adjudged, and decreed by the Court that all right, title and interest of the parties in this cause in said real estate be, and the same is hereby, divested out of them and each of them and vested in John Turner his heirs and assigns, he having previously paid said purchase price into Court. The Clerk will furnish John Turner with a certified copy of this decree, or at the election of John Turner, a deed as his muniment of title, and will charge the cost of said deed to the funds in his hands in this cause.

It is further ordered, adjudged, and decreed by the Court that out of the proceeds of said sale of the land herein, the Clerk will pay the costs of the cause;

will pay the taxes on said parcel of land through the year 1966; will pay defendant Howard or her solicitor the sum of $100.00; will pay Guaranty Title Company the sum of $37.50 for its policy of insurance insuring the title to the land herein; will pay A. A. Birch, Jr. the sum of $50.00, his fee as guardian ad litem; will pay Gail Scott the sum of $25.00, her charges for taking and transcribing the depositions in this cause; will pay Mose Davie the sum of $150.00, his fee for representing the complainants in this cause; will purchase federal documentary stamps in the total sum of $1.65 to affix to the deed in this cause, and will pay the remainder of such sum to David Vincent, Administrator of the Estate of Roxie Hawkins, deceased, for distribution according to law.

CHANCELLOR

APPROVED FOR ENTRY:

Solicitor For Complainant

Solicitor For Defendant Howard

Guardian Ad Litem

RUTH HAWKINS, ET AL

VS.

THELMA WALKER, ET AL

IN THE CHANCERY COURT, OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, PART ONE,

RULE NO. 87944

ORDER OF REFERENCE

TO THE CHANCELLOR:

An order was entered on this 3rd day of November, 1966, in Minute Book 77, Page 496 requiring the Master to hear proof and report as to certain items. Pursuant to this order I report as follows:

(1) Who are the heirs at law of Roxie Hawkins, deceased, their respective interests in the real estate in this cause.

Roxie Hawkins died intestate in Davidson County, Tennessee, on the 26th day of January, 1965 leaving no husband. She had two children, Ruth Hawkins and Thelma Walker.

I therefore report the owners and their interest are as follows:

| | |
|---|---|
| Ruth Hawkins | ½ interest |
| Thelma Walker | ½ interest |

( See Deposition Ruth Hawkins)

(2) What personal assets of the estate of Roxie Hawkins, deceased, came or ought by due diligence to have come to the hands of the complainant, David Vincent, as Administrator of such estate.

There are no personal assets of the estate of Roxie Hawkins.

(3) What bona fide debts and charges against said estate have been paid by the Administrator.

There have been no bona fide debts or charges against said estate paid by the Administrator.

(4) Whether the personal assets said estate have been duly exhausted in the payment of bona fide debts and charges or otherwise.

There is none.

(5) Whether any bona fide debts and charges against said estate remain outstanding and unpaid. If so, the amounts and nature thereof and to whom owing.

As to this item I report that the debts and charges against said estate that remain outstanding and unpaid as follows:

1. Claim of Nashville Gas Company 12.79
2. Claim of Nashville Record 5.00
3. Costs for closing estate 5.00

(6) What real estate the said Roxie Hawkins died seized and possessed of and its reasonable minimum value, and whether or not it will be necessary to sell the land to pay debts and charges.

As to this item I report that the property involved in this cause is described as follows:

**ADDRESS OF PROPERTY**
**1611 Knowles Street**
**Nashville, Tennessee 37208**
**Map 81-15 - Parcel 346**

East ½ of Lot 11 in Underwood Addition to Nashville, Tennessee, a plan of which is of record in Plan Book 21, Page 117, Register's Office Davidson County, Tennessee.

Said east half of lot 11 fronts 25 feet on the south side of Thompson Street and extends back between parallel lines 162 feet to an alley.

Being the same property conveyed to Mrs. Roxie Hawkins by deed from Hayes E. Cole and wife, Annie Cole of record in Book 620, Page 692, Register's Office Davidson County, Tennessee.

This property was conveyed to Mrs. Roxie Hawkins by deed from Hayes E. Cole and wife, Annie Cole of record in Book 620, page 692, Register's Office, Davidson County, Tennessee.

As to the property the reasonable minimum value is $1,450.00

( See Deposition Theodore Lewis)

( See Deposition J. F. McClellan)

(7) What rents and profits of said real estate have come into the hands of David Vincent or his agents.

As to this item (a) Mr. David Vincent has received personally the sum of $36.00. (b) John Otey issued a report to Mr. Vincent, on December 2, 1966, in regards to the property and the report shows him to have a balance in this account of $44.79.

( See Deposition David Vincent)

(8) What disposition has the said David Vincent made of the sum so receoved.

The disposition is that Mr. Vincent has paid $20.00 for a cost bond for the Administration, and also $14.00 qualifying fee for the Administration, with the total coming to $34.00.

( See Deposition David Vincent)

(9) If revelant, whether said property is capable of division in kind.

As to this item it would be for the advantage of the parties that the same should be sold instead of partitioned.

From the record it appears that the property cannot be partition in kind and should be sold for division of proceed.

(10) Whether said real estate is encumbered. If so, the nature and amount of the encumbrance and the owner thereof.

As to this item I report that the record does not disclose any liens on the property except taxes are unpaid for 1913, 1914, 1915, 1965, and 1966 due the County and Metro Government. Taxes for 1967 are a lien on the property but are not yet payable.

( See Report of Tax Authorities)

(11) Whether the offer for said real estate by A. C. Walker, Agent, is fair and in the best interest of the parties, to be accepted.

As to this item I report that the record shows that Mr. John Turner has made an offer of $1,500.00. Mr. A. C. Walker, as agent, has made an offer of $1,000.00. From this proof I would report that Mr. A. C. Walker, agent, is not fair and it is not the best interest of the parties and should not be accepted.

75261
IDENTIF. ➔ REFERENCE

94 JUL 27 PM 1:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

Respectfully submitted,
JAS. E. COVINGTON,
CLERK AND MASTER

BY Ray Barnett
Deputy Clerk and Master

1440 07/27 0101 03CHECK 20.00