IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE,

AT NASHVILLE 97 JUL 18 PM 4:03

RICHARD R. ROOKER, CLERK

D.C.

DELOIS JEAN LIGON,)
)
Plaintiff/Wife,)
)
vs.) No. 96D-146
) NOTICE OF ENTRY REQUIRED
ROGER THOMAS LIGON, SR.,)
)
Defendant/Husband.)

BOOK 10544 PG 676

FINAL DECREE OF DIVORCE

THIS CAUSE CAME TO BE HEARD on May 27, 1997, June 2, 1997, and June 3, 1997, before the Honorable Judge Muriel Robinson, on the Wife's Complaint for an Absolute Divorce from the Husband and the Husband's Answer and Counter Complaint against the Wife for divorce. The Court after hearing all of the testimony of the parties and their witnesses and reviewing the Exhibits introduced was of the opinion that Wife should be awarded an absolute divorce from the Husband under *Tennessee Code Annotated* § 36-4-129, together with certain personal and real property, alimony *in solido* of One Hundred Five Thousand ($105,000.00) Dollars and alimony *in futuro* at Five Hundred ($500.00) Dollars per month until death or remarriage or further Order of the Court. Husband was awarded all of his interest in I.C.F. Builders and Consultants, Inc. and other real property and personal assets and I.C.F. Builders and Consultants, Inc., is made a party to this action to the extent that its interest are effected by this judgment. It is, therefore,

ORDERED, ADJUDGED and DECREED, that Wife, Delois Jean Ligon, is awarded an absolute divorce from the Husband, Roger Thomas Ligon, Sr., under *Tennessee Code Annotated* § 36-4-129. It is further

ORDERED, ADJUDGED and DECREED that Wife is awarded her 1993 Toyota Camry, the following checking and savings accounts, to wit: (1) SunTrust Bank, Account Nº 50627767; (2) Citizens Bank, Account Nº 6270300; (3) First American National Bank, Account Nº 008327033; (4) First American National Bank, Account Nº 008605095; and (5) SunTrust Bank-Burial Fund, Account Nº 0086789805; Wife's Tennessee Corrections

Retirement Service Account Nº 085176; and her First American First Plan Stock Account and the 1985 John Deere tractor and attachments. It is therefore

ORDERED, ADJUDGED and DECREED that Wife is awarded the marital residence free of Trust at 3600 Trail Hollow Lane, Nashville, Davidson County, Tennessee, being more fully described as follows:

> LAND in Davidson County, Tennessee, being a tract of land in the Second Civil District, described according to a survey dated November 18, 1983, prepared by Ragan-Smith-Murphy & Associates, Inc, Job Nº 83-054, as follows:
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> TO reach the beginning from an Iron Pin Set in the Southeasterly Boundary Line of a tract of land conveyed to J. D. Southerland by deed as of record in Book Nº 2702, Page Nº 70, said Register's Office, also being the Southwest corner of a tract conveyed to C. W. Cone, et ux, by deed of record in Book Nº 1847, Page Nº 522, said Register's Office, proceed: South 83° 15' 51" East 245.40 feet to an Iron Pin, the point of beginning; Thence, North 47° 25' 37" East 947.95 feet to a point in the Center of 50' private drive; Thence, with the Center of said drive South 49° 13' 50" East 112.72 feet; Thence, with a 913.08 foot radius curve to the right 199.21 feet, said curve has a chord bearing and distance of South 42° 58' 49" East 198.81 feet; Thence, South 36° 43' 49" 114.44 feet; Thence, with a 175.00 foot radius curve to the right 140.79 feet, said curve has a chord bearing and distance of South 13° 40' 59" East 137.02 feet; Thence South 9° 19' 29" West 122.11 feet; Thence, with a 350.00 foot radius curve to the left 151.34 feet, said curve has a cord bearing and distance of South 3° 01' 24" East 151.17 feet; Thence, South 15° 24' 39" East 49.32 feet to the Northerly Boundary Line of Marie Hudson, Tax Map 50, Parcel 2; Thence, with the Northerly Boundary Line of Hudson North 83° 15' 51" West 1028.29 feet to the point of beginning and containing 10.00 acres, more or less.
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> BEING the same real property conveyed to Roger T. Ligon, Sr., et ux, Jean B. Ligon, by Warranty Deed from Clarence W. Cone, et ux, Sue Pite Cone of record in Book Nº 6212, Page Nº 632, said Register's Office for Davidson County, Tennessee.
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> ALSO being the same property conveyed into the Roger and Delois Ligon Trust, dated December 13, 1993, by Roger T. and Wife, Jean B. Ligon, by Quitclaim Deed, dated December 13, 1993, of record in Book Nº 9187, Page Nº 258, of Record in the Register's Office in Davidson County, Tennessee.

this being improved real property together with all furnishings and personal property located thereon. Said real property is hereby divested of the joint names of Roger Thomas Ligon, Sr. and Wife, Delois Jean Ligon and vested solely in the name of Delois Jean Ligon subject

to any indebtedness with Delois Jean Ligon to hold Roger Thomas Ligon, Sr., harmless from any liability thereon, it is further

ORDERED, ADJUDGED and DECREED that Delois Jean Ligon is awarded the unimproved Lots 35 through 39 owned jointly by the parties on West Union Park, Ford Addition Nº 5, Gallatin, Sumner County, Tennessee, being more fully described as follows:

> BEING a certain tract or parcel of land in the Third (3rd) Civil District of Sumner County, Tennessee, and described as follows, to-wit:
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> BEING Lots Nº's 35, 36, 37, 38 and 39, Block "C" of Ford Addition Nº 5, to the Town of Gallatin, Tennessee and this Addition is recorded in Plat Book Nº 1, Page Nº 154, Register's Office of Sumner County, Tennessee. BOOK 10544 PG 678
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> BEING a portion of the same Land Deeded to Robert L. Black by Alvin Ford, et al., dated January 25, 1974, of record in Deed Book Nº 341, Page Nº 990, Register's Office of Sumner County Tennessee.
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> AND BEING the same real property conveyed to Roger Thomas Ligon, Sr. and Wife, Delois Jean Ligon, by Deed on April 18, 1977, from Robert L. Black and Wife, Shirley Black, of record in Book Nº 378, Page Nº 385, Register's Office for Sumner County, Tennessee.

these Lots being unimproved real property. Said real property is hereby divested of the joint names of Roger Thomas Ligon, Sr., and Wife, Delois Jean Ligon and vested solely in the name of Delois Jean Ligon subject to any indebtedness with Delois Jean Ligon to hold Roger Thomas Ligon, Sr., harmless from any liability thereon, it is further

ORDERED, ADJUDGED and DECREED that the Husband is awarded the commercial real property at 784 McGavock Pike, Nashville, Davidson County, Tennessee, being more fully described as follows:

> BEING Lot Nº 2 on the Plan of Tucker W. White Subdivision as of record in Book 3842, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
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> Being the same property conveyed unto Western United Life Assurance Company, by Deed recorded January 28, 1992, in Deed Book 8536, Page 153, of the Register's Office for Davidson County, Tennessee.
>
> Also known as: *784 McGavock Pike, Nashville, TN 37214.*

subject to a lien in favor of the Wife, Delois Jean Ligon, in the amount of One Hundred Five Thousand ($105,000.00) Dollars to secure Husband's obligation for alimony *in solido*, with the lien to remain in place until such alimony *in solido* set forth below has been paid in full together with all interest accrued on the award, which property is titled in the name of the corporation, I.C.F. Builders and Consultants, Inc., it is further

ORDERED, ADJUDGED and DECREED that Husband is awarded the rental property at 1912 Cephas Street, Nashville, Davidson County, Tennessee, being more fully described as follows:

> LAND in Davidson County, Tennessee, being Lot Nº 20 on the Plan of Cephas Woodard's Subdivision of Lots Nº's 5 and 6 of the Thomas Woodard property, as of record in Book Nº 161, Page Nº 174, Register's office of Davidson County, Tennessee.
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> SAID Lot Nº 20 fronts 50 feet on the Easterly Side of Cephas Avenue and runs back between parallel lines 115 feet to an alley.
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> BEING the same property conveyed to Roger Thomas Ligon, Sr., by Merrell Mitchell, an unmarried person, by Warranty Deed dated September 25, 1987, of record in Book Nº 7362, Page Nº 64, Register's Office for Davidson County, Tennessee.

this being improved real property. Said real property is hereby divested of the joint names of Roger Thomas Ligon, Sr. and Wife, Delois Jean Ligon and vested solely in the name of Roger Thomas Ligon, Sr., subject to any indebtedness with Roger Thomas Ligon, Sr., to hold Delois Jean Ligon, harmless from any liability thereon, it is further

ORDERED, ADJUDGED and DECREED that Husband is awarded the Bordeaux Garden Apartments at 3916 Clarksville Highway, Nashville, Davidson County, Tennessee, being more fully described as follows:

> LAND in Davidson County, Tennessee, and more particularly described as follows:
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> BEGINNING at a point in the Northerly Margin of Clarksville Highway, said point being 699.0 fee, more or less, Northwest of the Centerline of Summit Drive; thence with said Northerly Margin North 57° 53' West 50 feet to a point; thence leaving said Margin North 32° 07' East 250.0 feet to a point; thence North 57° 53' West 151.0 feet to a point; thence North 43°13' East 322.7 feet to a point; thence South 47° 09' East 616.7 fect to a point; thence South 36° 26' West 139.3 feet to a point; thence North 57° 53' West 140.0 feet to a point; thence South 36° 26' West

159.0 feet to a point; thence North 57° 53' West 273.0 feet to a point; thence South 32° 07' West 155.0 feet to the point of beginning.

BEING the same real property conveyed to the Regal Group III, a Tennessee General Partnership, by Deed from John R. Voigt, Trustee, of record in Book Nº 7939, Page Nº 108, Register's Office for Davidson County, Tennessee. BOOK 10544 PG 680

Said real property is hereby divested of any interest claimed by Delois Jean Ligon and said interest vested solely in the name of Roger Thomas Ligon, Sr., subject to any indebtedness with Roger Thomas Ligon, Sr., to hold Delois Jean Ligon harmless from any liability for Regal Group III or others thereon, it is further

ORDERED, ADJUDGED and DECREED that the Husband shall complete the construction of the home on the real property at 905 Brandywine Circle, Old Hickory, Davidson County, Tennessee, and that it shall be sold as per the Construction Contract and Trust Agreement which were Exhibits at this trial concerning such property and that Mrs. Ligon shall be awarded One-Half (½) of the proceeds which Mr. Ligon realizes from the sale of this real property, it is further

ORDERED, ADJUDGED and DECREED that the Husband is awarded all of his business interests in I.C.F. Builders and Consultants, Inc., together with all accounts payable and receivables, equipment, computers, furnishings and vehicles but that Husband shall also assume all debts and obligations of I.C.F. Builders and Consultants, Inc., and hold Wife harmless from any corporate liability thereon, it is further

ORDERED, ADJUDGED and DECREED that the Husband is awarded his separate personal property of a long gun collection, antique wardrobe and his personal possessions at his current home, it is further,

ORDERED, ADJUDGED and DECREED that the Husband shall pay to the Wife and Wife shall have a judgment against the Husband, Roger Thomas Ligon, Sr., for alimony *in solido* in the amount of One Hundred Five Thousand ($105,000.00) Dollars, provided, however, that no execution shall issue for collection of such alimony *in solido* provided that Husband each year pays the sum of at least Twenty-Five Thousand ($25,000.00) Dollars to the Wife with the first payment being due by June 3, 1998 and in the fifth (5th) year, pays the remaining principal balance of Five Thousand ($5,000.00) Dollars, with such judgment

for One Hundred Five Thousand ($105,000.00) Dollars in alimony *in solido* to accrue interest at the legal rate of interest pending its payment in full with such alimony *in solido* to be non-dischargeable in bankruptcy as support to the Wife, it is further

ORDERED, ADJUDGED and DECREED that Husband shall pay to the Wife, as alimony *in futuro* the sum of Five Hundred ($500.00) Dollars per month, due on the third day of each month, terminable only upon death or remarriage or until further Orders of this Court, it is further

ORDERED, ADJUDGED and DECREED that the Husband shall pay to Wife's attorney, Helen S. Rogers, and she shall have a judgment against Roger Thomas Ligon, Sr., for the sum of Twelve Thousand ($12,000.00) Dollars to be applied to any attorney fees owed by the Wife with the balance of any fees to be the responsibility of the Wife, it is further

ORDERED, ADJUDGED and DECREED that the Husband shall pay his own attorney fees and the costs of this cause, it is further

ORDERED, ADJUDGED and DECREED that Husband shall keep in full force and effect the life insurance of which Wife is now beneficiary in the approximate amount of Seventy-Five Thousand ($75,000.00) Dollars until the alimony *in solido* award of One Hundred Five Thousand ($105,000.00) Dollars plus interest until same is paid in full, and, it is further

ORDERED, ADJUDGED and DECREED that each party shall pay any separate debts in their individual names, Wife being individually responsible for the following debts: Castner Knott, Account Nº 2547369041; Discover Card, Account Nº 054810858; Dillards, Account Nº 054810858; First American National Bank, Account Nº 0008605095; and, an unsecured loan at First American National Bank, Account Nº 9500020238.

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Entered this the 16/11 day of July, 1997.

JUDGE MURIEL ROBINSON

APPROVED FOR ENTRY:

BOOK 10544 PG 682

HELEN S. ROGERS
Supreme Court Nº 7025
SunTrust Bank Building, Suite 1550
201 Fourth Avenue North
Nashville, TN 37219
(615) 256-5144

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on July 9th, 1997, a true and exact copy of the foregoing document has been forwarded to the persons listed below:

EDWARD T. KINDALL, ESQ.
227 Second Avenue North
Nashville, Tennessee 37201

by the method identified as follows:

___	U.S. Mail, Postage Prepaid
✓	Hand Delivered
___	Overnight Delivery Service
___	Certified Mail, Return Receipt Requested
___	Facsimile

HELEN S. ROGERS

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BOOK 10544 PG 683

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 18 day of JULY , 19 97 , in the Case Number 96D146 between LIGON, DELOIS JEAN Plaintiff, and LIGON, ROGER THOMAS SR. Defendant, as same remains of record in Book 271B , Page 819 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, the 24 day of JULY in the year one thousand nine hundred and ninety-seven and in the 222nd year of American Independence.

RICHARD R. ROOKER, Clerk,

By _____ Deputy Clerk

SEAL



MAIL ENV.

97 JUL 28 PM 3:19
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0330912