This instrument prepared by Wischhof & Allen, P. C.
213 Ward Circle, Suite 201, Brentwood, Tennessee 37027

REGISTER: Index owner as follows:

Frances A. Flippen
808 Richardson Avenue
Nashville, Tennessee 37207

Instr:200002220017095 Page: 1 OF 4
REC'D FOR REC 02/22/2000 1:05:02PM
RECORD FEE: $18.00
M. TAX: $0.00 T. TAX: $0.00

ABSTRACT OF JUDGMENT QUIETING TITLE

By virtue of a Quitclaim of record at Book 11340, Page 493, in the Register's Office for Davidson County, Tennessee, Frances A. Flippen, holds certain interests in a parcel of improved property known as 808 Richardson Avenue, Nashville, and particularly described therein. On February 19, 1999, she filed a Petition to Quiet Title under Docket No. 99-504-III in the Chancery Court for Davidson County, Tennessee, on February 19, 1999, seeking to be vested in the remainder of the fee.

By an Order entered on November 23, 1999, the Chancery Court for Davidson County, Tennessee, entered an Order granting that relief. A certified copy of that Order is registered herewith.

WISCHHOF & ALLEN, P. C.

Daniel L. Wischhof, Reg. 6655
213 Ward Circle, Suite 201
Brentwood, Tennessee 37075
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147491C

IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE

RECEIVED
NOV 18 1999
Dav. Co. Chancery Court

FRANCES A. FLIPPEN,

Petitioner,

vs.

KENNETH W. FLIPPEN,
KATHY L. FLIPPEN
PATRICIA Y. FLIPPEN, and
LOUISE FLIPPEN

Respondents.

No. 99-504-III

FILED
1999 NOV 23 PM 2:30
DAVIDSON CO. CHANCERY CT.
CLERK & MASTER
DC&M

ORDER QUIETING TITLE

This matter came before the Court on the Petitioner's Motion for Default, statements of counsel, and the entire record in the cause, from all of which the following appears:

A. The Petition and Supplemental Petition in this cause were duly served upon the Respondent(s) more than 30 days next preceding the filing of the Motion for Default granted hereby;

B. The Petitioner has stipulated at Prayer #5 of the Petition that this Order would be presented in lieu of any other prayer for relief in the event any Respondent chose to default;

C. The named Respondent(s) have not made response within the time allowed by law, and

D. A Motion for Default, specifically seeking the entry of this Order, was filed, served upon Respondent(s), and docketed pursuant to our local rules without response.

IT IS ACCORDINGLY ORDERED, ADJUDGED and DECREED that:

1. **Kenneth W. Flippen, Kathy L. Flippen, Patricia Y. Flippen, and Louise Flippen** are hereby divested out of any right, title or interest in or to that parcel of real property known as **808 Richardson Avenue, Nashville, Tennessee 37207**, and all such right, title and interest be and is hereby vested in Frances A. Flippen.

The said property is particularly described as follows:

> Being the west 55 feet of the east 110 feet of Lots Nos. 364 to 368, both inclusive, onthe Map of Oakwood Park, as of record in Book 421, Page 12, Register's Office for said County.
>
> Said parts of said lots front 55 feet on the south side of Richardson Avenue, and run back betwen parallel lines 154 feet to a dead line.

DERIVATION OF TITLE:
This is the same property conveyed to Zack Flippen and wife Carrie Flippen of record in **Book 3164, Page 27, said Register's office.** Carrie Flippen predeceased Zack Flippen.

Zack Flippen subsequently died unmarried and intestate on May 15, 1977, leaving as his only heirs-at-law his seven children, Bessie C. Cheatham [being the same person as Bessie C. Cheatum], John R. Flippen, Louise Flippen, Sadie B. Greer, Joseph P. Flippen, Earl H. Flippen, Sr., and Zack Flippen, Jr., each of whom succeeded to an undivided interest equal to 1/7 [or 9/63] interest herein.

All of the named seven children and/or their heirs, **except** Zack Flippen, Jr., subsequently quitclaimed their interests herein, totalling 6/7 or 54/63 of the whole, to Earl H. Flippen, Sr. and wife Frances A. Flippen by quitclaim deed of record at **Book 11340, Page 493, R. O. D. C.**

Zack Flippen, Jr. predeceased Zack Flippen, and his 1/7 [or 9/63] share succeeded by representation to his heirs-at-law, being his widow and three children. His widow, Louise Flippen, took 1/3 thereof, being 3/63 of the whole. She subsequently quitclaimed her interest to Earl H. Flippen, Sr. and wife Frances A. Flippen, by the same quitclaim cited above, but her signature was not notarized. This divestiture shall perfect her attempted conveyance.

The children of Zack Flippen, Jr., being Patricia Y. Flippen, Kathy L. Flippen, and Kenneth W. Flippen, succeeded to equal shares of his remaining 6/63, leaving each with 2/63 of the whole.

2. Costs are assessed to Frances A. Flippen, for which let execution issue if necessary.

Enter this date: _____

CHANCELLOR

I hereby certify that this is a true copy of original instrument filed in my office.
This 22nd day of February 2000
CLAUDIA C. BONNYMAN, Clerk & Master
By _____ Deputy

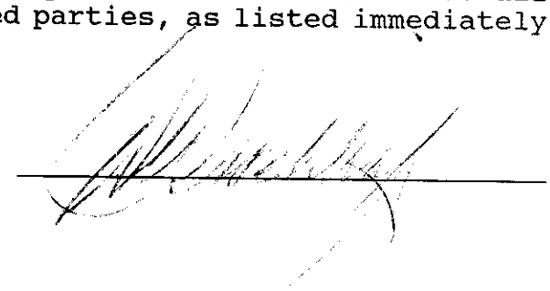
APPROVED FOR ENTRY:

WISCHHOF & ALLEN, P.C.

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615/370-5995
Telecopier 615/370-8898

CERTIFICATE OF SERVICE

I certify that I have mailed copies of this document to all adverse counsel and/or unrepresented parties, as listed immediately below, on November 12, 1999.



Kenneth W. Flippen
3480 N. W. 210 Terrace
Miami, Florida 33056

Kathy L. Flippen
1515 No. Ainsworth
Portland, Oregon 97217

Louise Flippen
2226 Northeast Wasco
Portland, Oregon 97232

Patricia Y. Flippen
2226 Northeast Wasco
Portland, Oregon 97232