01P616
Partition
Action

CLERK'S DEED

Davidson County DEEDWARR
Recvd: 08/06/01 12:59 4pgs
Fees:23.00 Taxes:64.75
20010806-0083761

copy of order attached as Ex. "A"

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $17,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 2001.

NOTARY PUBLIC AT LARGE
RICHARD R. HEDGEPATH
NOTARY PUBLIC
DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:
My Commission Expires SEPT. 29, 2001

THIS INSTRUMENT PREPARED BY:	Richard R. Hedgepath, Sr., Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Jason Johnson	Same	Map 91-12
131 Demoss Rd.		Parcel 117
Nashville, TN 37209		12W38055

THIS INDENTURE, Made the 27th Day of July, A.D. 2001, between **Richard R. Rooker, Clerk of the Seventh Circuit Court for Davidson County, Tennessee**, of the first part, and **Jason Johnson** of Davidson County, State of Tennessee, of the second part.

Witness: That by order of said Court, a sale of the following described Property was confirmed on the 27th day of July 2001, and order entered on Minute Volume No. 2020 / 370472 approving the contract for the sale of the hereinafter described property to **Jason Johnson** by Clerk's Deed divesting all the right, title and interest of **Jeffrey Stout, Sr., AKA Jeffrey Stout**, and **Bobby H. Conatser** in and to said land and vesting the same in **Jason Johnson** and his heirs and assigns forever. Said property is described as follows:

A certain tract or parcel of land in Davidson County, Tennessee.

BEING Lots Nos. 62 and 64 of Block 55 on the Map of the plan of west Nashville, No. 1, of record in Book 57, Pages 74 and 75, Register's Office for said County.

SAID Lots front 25 feet each on the westerly side of 45th Avenue North, formerly Fourth Street, and run back between parallel lines, 110 feet to an alley.

BEING the same property conveyed to Robert Stout and wife, Joyce Stout, by deed from Robert C. Conatser and wife, Ruby Conatser, of record in Book 3309, Page 561, Register's Office for Davidson County, Tennessee. The said Joyce Stout having since died and having predeceased her husband, Robert Stout, who also having since died testate and his will being of record in Will Book 234, Page 246, Docket No. 00P-444, Probate Court for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is unimproved property known as:

607 - 45th Avenue, North, Nashville, TN 37209

(House Number) (Street) (City) (State) (Zip)

Now, therefore, in order to carry into effect said sale, and pursuance of said decree, and in consideration of the sum of ZERO AND 00/100 DOLLARS ($0.00), the receipt of which is hereby acknowledged, the said **Richard R. Rooker** as such **Circuit Court Clerk** doth hereby transfer and convey to the said **Jason Johnson** all the right, title and interest of **Jeffrey Stout** and **Bobby H. Conatser** in and to said above described land.

To Have and to Hold said real estate, with all the hereditaments and appurtenances thereto belonging to the said **Jason Johnson** and to his heirs and assigns, forever.

In Witness Whereof, the said **Richard R. Rooker, Circuit Court Clerk**, as aforesaid, hath hereunto set his hand, the date first above written.

RICHARD R. ROOKER, Circuit Court
Clerk for Davidson County, Tennessee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard R. Rooker, Circuit Court Clerk for Davidson County, Tennessee,** the bargainor, with whom and whose official character I am personally acquainted, and who acknowledged that he executed the foregoing Deed for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July 2001.

NOTARY PUBLIC

My commission expires: 7/24/04

Exhibit "A"

FILED

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

2001 JUL 27 AM 10: 03

RICHARD R. ROOKER, CLERK

D.C.

BOBBY H. CONATSER **Plaintiff,**	)	
VS.	)	**NO. 01P-616**
JEFFREY STOUT, **Defendant,**	)	

ORDER

This cause came on to be heard this 27th day of July 2001 before the **Honorable Frank G. Clement**, Judge of the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), upon motion by Plaintiff for the Court to approve the contract of sale, statement of counsel for Plaintiff and upon the entire record.

From all of which the Court finds that the motion to approve the contract to sell the property that is the subject of this lawsuit should be granted. The contract executed by the plaintiff, Bob Conatser, the seller, on July 16, 2001 and by the buyer, Jason Johnson, on July 13, 2001 for the sales price of $17,500.00 be and hereby is approved. The property is described as follows, to wit:

> A certain tract or parcel of land in Davidson County, Tennessee.
>
> BEING Lots Nos. 62 and 64 of Block 55 on the Map of the plan of west Nashville, No. 1, of record in Book 57, Pages 74 and 75, Register's Office for said County.
>
> SAID Lots front 25 feet each on the westerly side of 45th Avenue North, formerly Fourth Street, and run back between parallel lines, 110 feet to an alley.
>
> BEING the same property conveyed to Robert Stout and wife, Joyce Stout, by deed from Robert C. Conatser and wife, Ruby Conatser, of record in Book 3309, Page 561, Register's Office for Davidson County, Tennessee. The said Joyce Stout having since died and having predeceased her husband, Robert Stout, who also having since died testate and his will being of record in Will Book 234, Page 246, Docket No. 00P-444, Probate Court for Davidson County, Tennessee.

The property is unimproved property known as **607 - 45th Ave., N., Nashville, TN 37209**.

The Clerk, Richard R. Rooker, will execute a Clerk's deed in the usual form to the buyer, Jason Johnson, upon the payment of the contract price.

The net funds from the closing of the sale shall be paid into the Probate Court Clerk's office. The said funds are subject to Court cost and attorney fees and the balance to be paid to Jeffrey Stout, Sr. as to 60% and to Bobby Conatser, Administrator of the Estate of Ruby Conatser Stout, as to 40%. The funds are to be held by the Clerk pending an order for the

attorney fee for Richard R. Hedgepath, Sr. and then shall be paid out as mentioned above without further order of the Court.

The cost of this cause will be paid by Plaintiff as to 40% and by Defendant as to 60%.

It is so **ORDERED** by the Court.

JUDGE

Approved for Entry:

Richard R. Hedgepath, Sr. BPR #2304
4800 Charlotte Ave.
Nashville, TN 37209
(615) 269-3454

Certificate of Service

As evidenced by my signature below, I certify that a true and exact copy of the foregoing document has been hand-delivered or forwarded by United States Mail, first class, with sufficient postage, to Jeffrey Stout, Sr., c/o B. M. Stout, 1201 North 6th St., Nashville, TN 37207, on this the 27th day of July 2001 to the following persons:

Richard R. Hedgepath, Sr.