Davidson County ORDER
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RICHARD R. ROCKER, CLERK
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IN THE SECOND CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

IDA BELLE WATSON
Plaintiff/Wife

vs.

WILLIE GUS WATSON
Defendant/Husband

Docket No. 97D-1838

ORDER

This cause came on to be heard upon the 16th day of October, 2001, before the Honorable Marietta Shipley, Judge of the Second Circuit Court, upon the Petition of Ida Watson for the award of real estate and for alimony *in futuro*, Answer of Mr. Watson, statement of counsel for the parties, informal hearing and statement of the parties in open Court, and the entire record. From all of which, the Court finds that Ms. Watson acknowledges that although she has the need for alimony, Mr. Watson does not have the ability to pay alimony, and that her request for alimony should be withdrawn. The Court further finds that the real property at issue cannot be equitably divided in kind without a survey, which neither party can afford. The Court further finds that title to the subject property should be vested in the parties jointly as tenants-in-common subject to life estates on the lives of each of the parties.

It is therefore ORDERED, ADJUDGED AND DECREED that any interest of the Husband, Willie Gus Watson, in the real property located 14850 Old Hickory Blvd., Antioch, Davidson County, Tennessee 37013, should be and is hereby divested from him and reinvested in the Second Circuit Court of Davidson County, Tennessee as Trustee, and then divested from the Second Circuit Court of Davidson County, Tennessee and reinvested in the parties, Willie Gus Watson and Ida Belle Watson, as tenants-in-common, an undivided one-half (½) interest each therein, subject to the following: Ida Belle Watson shall have a life estate in the said property for the term of her life, and shall have exclusive use and possession of the property therein; subject also to a life estate in favor of the parties' son, Reynard Kent Watson, for the life of Willie Gus Watson. Upon the death of both parties, the aforesaid life estates shall be extinguished and the remainder interest shall be divided equally between the parties' estates as they may each designate or as may be determined by statute. The parties, as tenants-in-common, shall each have the right to bequeath their respective undivided one-half (½) interests in the said property as they may choose. The said property is described as follows:

Land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being Tract No. 2 on a survey made by Z.J. Wilkinson, Surveyor, May 5, 1955, described as follows:

Beginning at a point in the center of Old Hickory Boulevard, at the northwest corner of the property conveyed to Romulus Cotten, and wife, by deed from Lizzie Lee Watson, et al, of record in Book 2436, page 635, Register's Office for said County; thence with the center of Old Hickory Boulevard, North 18 degrees 46' west 98.5 feet and north 21 degrees 36' west 51.5 feet; thence easterly 1701.1 feet to a point in the center of an unnamed road; thence with the center line of the same, south 19 degrees 50' west 150.94 feet; thence westerly 1578.4 feet to the beginning.

Being the same property conveyed William G. Watson, by deed from Lizzie Lee Watson and Queen Ester Christman, of record in Book 3862, page 796, Register's Office for Davidson County, Tennessee.

W. G. Watson and William G. Watson, being one and the same person.

It is further ORDERED, ADJUDGED AND DECREED that specifically excluded from the aforesaid conveyance is the residential structure currently situated upon the premises, said structure having been previously awarded solely to Mrs. Ida Watson as her sole property.

It is further ORDERED, ADJUDGED AND DECREED that the parties shall each be solely and separately responsible for the real property taxes due and owing on the aforesaid property, as follows: 25% shall be paid by Willie Gus Watson (being approximately one-half (½) of the land tax) and 75% to Ida Belle Watson (being one-half (½) of the land tax and all of the tax on the value of the improvements thereon, to wit: her home). The parties shall each pay their respective shares of the taxes, including the past due taxes for year 2000, the taxes for year 2001 now coming due, and the taxes in all future years, directly and separately to the Metropolitan Trustee and in a timely manner so as not to incur penalties or tax liens on the property.

It is further ORDERED, ADJUDGED AND DECREED that the parties shall each be solely and separately responsible for their own attorney fees, if any.

It is further ORDERED, ADJUDGED AND DECREED that the costs of this cause should be and are hereby taxed equally to the parties, for which let execution issue if necessary.

ENTER this 1 day of November, 2001.

JUDGE

APPROVED FOR ENTRY:

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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 SECOND Circuit Court for Davidson County, Tennessee, on the 01 day of NOVEMBER , 2001 , in the Case Number 97D1838 between WATSON, IDA BELLE Plaintiff, and WATSON, WILLIE G. Defendant, as same remains of record in Vol. 2500 , Page 458870 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 13 day of NOVEMBER in the year two thousand one and in the 225th year of American Independence.

SEAL



RICHARD R. ROOKER, Clerk,

By _____
Deputy Clerk