MAP: Parcel NO.S
51-4-163
51-4-164

This Instrument
Prepared by:
John M. Lowe, Assoc.
405 A Two Mile Pike
Goodlettsville TN 37072

RECEIVED
JUN 28 2004
Dav. Co. Chancery Court

FILED
2004 JUL -2 AM 11:42
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

MARY ELIZABETH FIELD, Plaintiff,	)	
vs.	)	No. 04 -924-IV
FRANCES LOUISE HARRIS BONER, Defendant.	)	

ORDER OF DEFAULT JUDGMENT ADJUDICATING CLEAR TITLE

This matter came to be heard by this Honorable Court before the Hon. Richard H. Dinkins, Chancellor on the Motion for Default Judgment of Plaintiff, Mary Elizabeth Field, for an Order adjudging and finally determining and settling that Plaintiff, Mary Elizabeth Field, and Defendant, Frances Louise Harris Boner, are lawful co-owners of a certain parcel of real property herein described as "the real property" and which is further described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 7 and 8 of Block "C" on the Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office of said County, described as follows:

Beginning at a point in the Westerly margin of Argyle (for Argle) Avenue, the common corner of Lots Nos. 6 and 7; thence with the line between said two lots, Westwardly 236.4 feet to the common corner of Lots Nos. 6, 7, 21 and 22; thence with the Easterly line of Lot No. 21, Southwardly 78.6 feet to the Northerly line of Lot No. 15; thence with the Northerly line of Lots Nos. 15 and 14, Southeasterly 62 feet to the common corner of Lots Nos. 8, 9, and 14; thence with the line between Lots Nos. 8 and 9, Eastwardly 200 feet to the Westerly margin of Argyle (or Argle) Avenue; thence with same, Northwardly 100 feet to the beginning.

Being the same property conveyed to Daniel E.O. Harris, Jr., subject to life estate of Louise Rucker Harris by Warranty Deed dated 7/31/79 from Louise Rucker Harris, a single person of record in Book 5476, Page 494, Register's Office for Davidson County, Tennessee.

Davidson County ORDER
Recvd: 07/28/04 16:13 4pgs
Fees:22.00 Taxes:0.00
20040728-0090656

Upon a review of the record of this case, the verified Complaint of Plaintiff, the Motion and exhibits attached thereto, and the statements of counsel for Plaintiff made at the hearing of said Motion, the Court found the Motion to be well taken and is pleased to grant the same.

IT APPEARING TO THE COURT from the verified Complaint to Quiet Title and for Partition filed in this matter by the Plaintiff against the Defendant that Louise Rucker Harris was the mother of Daniel E.O. Harris, Jr.; Mary Elizabeth Harris Field; and Frances Louise Harris Boner; and it

FURTHER APPEARING that Louise Rucker Harris is deceased; and it

FURTHER APPEARING that Louise Rucker Harris had no children other than Daniel E.O. Harris, Jr.; Mary Elizabeth Harris Field; and Frances Louise Harris Boner; and it

FURTHER APPEARING that Daniel E.O. Harris, Jr.; Mary Elizabeth Harris Field; and Frances Louise Harris Boner are siblings; and it

FURTHER APPEARING that Daniel E. O. Harris, Jr. died on August 31, 1995; and it

FURTHER APPEARING that Louise Rucker Harris predeceased Daniel E.O. Harris, Jr.; and it

FURTHER APPEARING that the real property is the same property conveyed to Daniel E.O. Harris, Jr., subject to a life estate of Louise Rucker Harris by warranty deed from Louise Rucker Harris, a single person; and it

FURTHER APPEARING that Plaintiff and Defendant have at all times since the 31ST day of August, 1995 owned the real property as tenants in common, Daniel E. O.

Harris, Jr. having died intestate and without any surviving spouse, issue, parent or issue of his parents other than Plaintiff and Defendant; and it

FURTHER APPEARING that Defendant is not entitled to any adverse possession of the real property; and it

FURTHER APPEARING that Plaintiff and Defendant constitute all persons and entities having any interest in the real property; and it

FURTHER APPEARING that Plaintiff owns the real property in co-tenancy with the Defendant; and it

FURTHER APPEARING that no response was filed in opposition to the Motion for Default Judgment and that no appearance was made in opposition to said Motion as the hearing of the Motion; and it

FURTHER APPEARING that a hearing to determine the disposition of the Complaint for Partition and the relief thereunder sought by Plaintiff should be continued to a date certain to be determined at a later time; it is, therefore

ORDERED, ADJUDGED AND DECREED that Mary Elizabeth Field and Frances Louise Harris Boner are the lawful co-owners of the real property and are vested with absolute and unencumbered title in fee simple to the real property; and it is

FURTHER ORDERED that a hearing to determine the disposition of the Complaint for Partition and the relief thereunder sought by Plaintiff be continued to a date certain to be determined at a later time.

ENTERED THIS THE 2nd DAY OF July, 2004

Hon. Richard H. Dinkins
Chancellor

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 28 DAY OF July 2004
CRIS SCOTT, CLERK & MASTER
BY _____ DEPUTY

Approved for entry:

Paul W. Duty, #20726
JOHN H. LOWE & ASSOC.
405-A Two Mile Pike
Goodlettsville, TN 37072
(615) 859-9665
Attorney for Plaintiff

CERTIFICATE OF SERVICE

I certify that a true and accurate copy of the foregoing document was deposited postage fully prepaid in the U.S. Mail to:

Frances Louise Harris Boner
245 Chaney Blvd.
LaVergne, TN 37086

this the 25th day of June, 2004.

Paul W. Duty, #20726