IN THE CIRCUIT COURT FOR SUMNER COUNTY, TENNESSEE
AT GALLATIN

FILED
2:02 PM
AUG 11 2010
MAHAILIAH HUGHES, CLERK
BY AC D.C.

REGINA LYNNE BLACKWELL,	)	
	)	
Plaintiff,	)	
	)	
vs.	)	No. 83CC1-2009-CV-1272
	)	
RANDALL TRAVIS BLACKWELL,	)	CERTIFIED COPY REQUESTED
	)	
Defendant.	)	

FINAL DECREE OF DIVORCE

This cause came on finally to be heard on this the **17th day** of **May 2010**, before the Honorable C.L. Rogers, Judge holding Circuit Court for Sumner County, Tennessee, at Gallatin, upon the Complaint for Divorce filed by the Wife in this cause, the Answer and Counter Complaint of the Husband, and the Answer to the Counter Complaint of the Wife, as well as the various *pendente lite* Orders. The Court after hearing testimony of the parties in this cause, their witnesses, examination of the various exhibits, and from the entire record and, after the trial of this matter, being informed the parties have reached an agreement on various issues previously decided by the Court, makes the following Findings of Fact and Conclusions of Law:

GROUNDS

1. The Court finds in comparing the fault of the parties, the preponderance of the evidence is in favor of the Wife. The Court awards the Wife, Regina Lynne Blackwell an absolute divorce from the Husband, Randall Travis Blackwell on the grounds of Inappropriate Marital Conduct and restores her to her maiden name of Regina Lynne Tidwell.

BILL GARRETT, Davidson County
Trans:T20100079634 DEEDDIV
Recvd: 12/17/10 15:33 25 pgs
Fees:127.00 Taxes:0.00
20101217-0100660

SEPARATE PROPERTY

2. The Court finds separate property to be as follows:

Husband:

a. A tract of land located on Ingram Road in Whites Creek, Tennessee, of record in book 20081218-0121276, Register's Office for Davidson County, Tennessee being the same property conveyed to the Husband by quit claim deed by June C. Blackwell on December 16, 2008 and recorded in the Davidson County Register of Deeds on December 18, 2008 and containing 5.08 acres in Nashville, Davidson County, Tennessee. (See Exh. A)

b. 1983 CJ5 Jeep.

c. Personal clothes, personal jewelry, and personal memorabilia.

Wife:

a. Personal clothes, personal jewelry, and personal memorabilia.

b. Pool table.

PERSONAL PROPERTY

3. Personal property that was made exhibit #7 in Wife's Trial Memorandum, and attached hereto, is awarded as set out in such exhibit #7 except that the Husband is also awarded the following disputed items, as follows:

a. Cherry t.v. stand, television, filing cabinet, big screen television, surround sound, leather couch, leather chair, stool, 2001 bobcat, New Holland loader and 1998 Monarch Deck Boat.

b. The Court finds that based on the representation of both parties, the division as set out by the Court and the parties, is a fair and equitable distribution of their personal household goods, furniture, fixtures, and appliances. (The Wife shall receive the 18' foot Aries Ski Boat).

AUTOMOBILES

4. The Wife's Trial Memorandum, which is set forth as exhibit #7, details the division and values of the automobiles of the parties and the Court approves said division, with the exception that the Husband shall receive the 1995 Ford 350, which there is a title loan to Tennessee Quick Cash along with the 1996 Ford 250. The 1998 green Pontiac has been sold or traded, the 1990 Dodge Dakota was the Husband's father's vehicle, and the 2001 Ford Taurus, was given to the parties son.

FAMILY PICTURES

5. The Wife will be provided the pictures of the family for her to duplicate and return to the Husband.

DEBTS

6. The Court finds that the debts of the parties shall be divided as follows:

a. The Wife's credit card from 1995, shall be the sole responsibility of the Wife.

b. Regions Bank, which has a secured interest on the property located at 410 Bass Street, Goodlettsville, TN, is to be paid by the Husband.

c. Volunteer State Bank, which has a secured interest on the property located at 2280 Ingram Road, Whites Creek, TN, is to be paid by the Wife.

d. The Husband will pay Tennessee Quick Cash, Kenny Pipe, Hayes Pipe, Nashville Hydraulics, Jeff Bennett, and all personal loans (evidenced by promissory notes).

e. The I.R.S. debt is also the joint debts of the parties.

REAL ESTATE

7. The Court finds that the property set forth in the Trial Memorandum, shall be awarded as follows:

a. 2280 Ingram Road, Whites Creek, Tennessee to the Wife. The Wife shall refinance this property to remove the Husbands name from the mortgage within a reasonable time not to exceed 180 days from the date of the entry of the Order; (See Exh. B)

b. Ingram Road, Whites Creek, Tennessee, of record in Book 9864, Page 510, Register's Office for Davidson County (this is a tract of land that is owned a 1/4 interest Regina Lynne Blackwell, 1/4 Randall Travis Blackwell, and ½ interest Bennie Edward Blackwell); (See Exh. C) shall be awarded as follows:

1. Bennie Edward Blackwell owns ½ interest in such real property and this Order shall not effect his interest;

2. The Husband shall be awarded the other ½ interest of such real property which is owned by the Husband and Wife except the Wife shall be awarded approximately 5.0 acres as set out in the property description attached as Exhibit "D." The Husband and his Brother Bennie Shall Execute a Quit Claim Deed To Carry Out This Transfer of 5.0 Acres

c. 410 Bass Street, Goodlettsville, Tennessee shall be awarded to the Husband.

ALIMONY

8. The Wife wants to further her education and based on the fact that this was a twenty-eight (28) to twenty-nine (29) year marriage, the Wife is economically disadvantaged and has no money to pay for furthering her education to be a licensed special education teacher. The Wife is entitled to rehabilitative alimony. The Court further finds that the Husband has the ability to pay and

presented no evidence today of tax returns of past several years to show what his actual earnings are and the Court finds that neither party is credible to the exactness of their expenses. The Court finds that the Husband has the ability to pay and the Wife has definite needs of $1,600.00 per month, with the first payment due June 5, 2010, and the last payment due May 5, 2013. This alimony award is in the nature of support and necessary for the support of the Wife during this three (3) year period.

ATTORNEY'S FEES / COURT COSTS

9. The Court finds that the issue of attorney's fees was reserved in a hearing on January 29, 2010, wherein the Husband was held in wilful, wanton, and deliberate civil contempt of the Court. The Court after having examined the Affidavit of time of Michael W. Edwards, related to the Contempt hereby awards him judgment against Randall Travis Blackwell, in the amount of $ 975.00 for which execution may issue. The Court further requested that both attorneys may submit their affidavit of fees and the Court will review an award of fees and a supplemental Order will be entered in this regard.

10. Any unpaid costs shall be divided equally.

IT IS SO ORDERED, ADJUDGED AND DECREED.

Enter this 11 day of ~~June~~ August, 2010.

C.L. ROGERS, JUDGE

SUMNER COUNTY CIRCUIT COURT SEAL TENNESSEE

STATE OF TENNESSEE, SUMNER COUNTY
I, Mahailiah Hughes, Clerk, do hereby certify that the foregoing is a true and correct copy of the Final Decree on file or issued in the case of Blackwell vs. Blackwell
This the 16 day of December 2010
Mahailiah Hughes
MAHAILIAH HUGHES, CIRCUIT COURT CLERK

APPROVED FOR ENTRY:

Gary M. Williams / MJE w/ permission 8/6/2010

GARY M. WILLIAMS, BPR No. 9696
Attorney for Defendant/Husband
131 Maple Row Blvd., Suite A-101
Hendersonville, TN 37075
(615)824-1055/824-1071
(615)822-3829 Fax No.

8/6/2010

MICHAEL W. EDWARDS, BPR No. 2721
Attorney for Plaintiff/Wife
177 East Main Street
Lancaster Building, Hazel Path
Hendersonville, TN 37075
(615) 822-0431

cc: Randall T. Blackwell

ADDRESS NEW OWNERS AND
SEND TAX BILLS:
Randall Travis Blackwell
111 Wonder Valley Rd.
Hendersonville TN 37075

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
031 - 122

FILED
11:00 AM
AUG 11 2010
NAHAILIAH HUGHES, CLERK
BY _____ D.C.

QUITCLAIM DEED

This instrument is made and entered into this the 16 day of December, 2008, by and between JUNE C. BLACKWELL, GRANTOR and RANDALL TRAVIS BLACKWELL, GRANTEE.

Davidson County DEEDOC
Recvd: 12/18/08 15:21 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20081218-0121276

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE, his heirs, successors and assigns all of GRANTORS' right, title and interest in and to the following described real estate, to wit:

Land in the Second Civil District, Nashville, Davidson County, Tennessee, and being identified as Tract B and described according to a survey dated 13 April 1990, prepared by R. L. Montoya - Registered Land Surveyor, Tennessee No. 697, as follows, to wit:

BEGINNING at an iron pin in the North margin of Ingram Road, said pin being the common corner of the Albert Tolbert, Jr., Property (Map No. 31, Parcel No. 73), as shown of record in Book 4013, Page 484, and the Jeff T. Blackwell Property (Map No. 31, Parcel No. 74), as shown of record in Book 4013, Page 482, both Register's Office for Davidson County, Tennessee; thence, with the common line of Tolbert and Blackwell, North 35 deg. 55 min. 38 sec. West 497.19 feet to an iron pin, and then continuing North 35 deg. 58 min. 32 sec. West 163.68 feet to an iron pin, this being the actual point of beginning for Tract B; thence South 37 deg. 51 min. 02 sec. West 391.04 feet to an iron pin; thence North 54 deg. 17 min. 20 sec. West 356.35 feet to an iron pin; thence North 12 deg. 48 min. 20 sec. East 614.50 feet to an iron pin; thence, along the common boundary of this tract (Tract B on the Survey) and another tract (Tract A on the Survey), South 38 deg. 15 min. 37 sec. East 634.80 feet to the point of beginning, and containing 5.08 acres, more or less.

Being the same property conveyed to Jeff T. Blackwell and wife, June C. Blackwell, by deed of record in Book 8654, Page 124, Register's Office for Davidson County, Tennessee. Jeff T. Blackwell having since died on June 9, 2003.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

EXHIBIT
tabbies
A

Included in this conveyance is an easement for ingress/egress and utilities, of record in Instrument No. 20080619-0063416, Register's Office for Davidson County, Tennessee.

This is unimproved property on Ingram Road, Whites Creek, Tennessee 37189.

Executed on the date first above written.

June C. Blackwell
JUNE C. BLACKWELL

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, JUNE C. BLACKWELL, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 16 day of December, 2008.

NOTARY PUBLIC

My Commission Expires
8/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $NONE.

June C. Blackwell
AFFIANT

Subscribed and sworn to before me, this the 16 day of December, 2008.

NOTARY PUBLIC

My Commission Expires
8/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

TIMOTHY D. FERGUSON
ATTORNEYS AT LAW
305 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0809

FILED
2:00 PM
AUG 11 2010
MAHAILIAH HUGHES, CLERK
BY _____ D.C

04-15-99 THU 11:40 FAI 615 373 3993 WATAUGA TITLE 2002

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

BOOK 11441 PG. 101

ADDRESS NEW OWNER:
Randy Blackwell
2280 Ingram Rd.
Whites Creek, Tennessee 37189

SEND TAX BILL TO:
Owner

MORTGAGEE:
Capital Bank & Trust Company
1820 West End Avenue
Nashville, TN 37203

MAP 31
GROUP
PARCEL 115

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, Jeff T. Blackwell and wife, June C. Blackwell, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, does transfer and convey unto Randy Blackwell, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Second Civil District, Nashville, Davidson County, Tennessee, and being Lot No. 2 on the Subdivision of Albert Tolbert & Jeff T. Blackwell Property, of record in Book 6200, page 34, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jeff T. Blackwell and wife, June C. Blackwell by deed from Albert Tolbert, Jr. and wife, Barbara Ellen Tolbert of record in Book 8654, page 127, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 2280 Ingram Rd., Whites Creek, Tennessee 37189.

Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 16th day of April, 1999.

Jeff T. Blackwell

June C. Blackwell

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

5249 04/21 0101 03CHECK 10.00

99 APR 21 PM 1:22
REGISTER

0576775
REFERENCE

EXHIBIT
B

04-13-99 THU 11:41 FAX 615 373 3893 WATAUGA TITLE

BOOK 11441 PG. 102

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Jeff T. Blackwell and wife, June C. Blackwell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15 day of April, 1999.

Vicki Cooper
NOTARY PUBLIC

My Commission Expires: My Commission Expires NOV. 25, 2000

STATE OF TENNESSEE)
COUNTY OF)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this 15 day of April, 1999.

Vicki Cooper
NOTARY PUBLIC

My Commission Expires: My Commission Expires NOV. 25, 2000

BOOK 9961 PG 510

FILED
3:00 P M
AUG 11 2010
MAHAILIAH HUGHES, CLERK
BY _____ D.C

FROM

BENNIE EDWARD BLACKWELL AND

TO BENNIE EDWARD BLACKWELL AND WIFE, KIM BLACKWELL

FROM

J. PHILLIP JONES, TRUSTEE

TO RANDELL T. BLACKWELL AND WIFE, REGINA T. BLACKWEL

QUITCLAIM DEED

Address New Owner:
2294 INGRAM ROAD
WHITES CREEK, TN 37189

Send Tax Bills To:
Same

Map-Parcel Number
TRACT I 31-0-124
TRACT II 31-0-125

This Instrument Prepared By: TATUM & JONES, ATTORNEYS
2001 Charlotte Avenue, Suite 200
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-.

Bennie E Blackwell
Affiant

Subscribed and sworn to before me, this the 14th day of Nov. 1995.

Notary Public
My Commission Expires: 6/23/98

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to BENNIE EDWARD BLACKWELL AND WIFE, KIM BLACKWELL, A ONE-HALF (1/2) UNDIVIDED INTEREST, AND RANDALL T. BLACKWELL AND WIFE, REGINA T. BLACKWELL, A ONE-HALF (1/2) UNDIVIDED INTEREST.

I, BENNIE EDWARD BLACKWELL AND WIFE, KIM BLACKWELL, by these presents do hereby QUITCLAIM and convey unto J. PHILLIP JONES, TRUSTEE, his successors and assigns, the following described tract or parcel of land, to wit:

EXHIBIT " A " AND EXHIBIT " B "

unimproved (x)
This is improved ( ) property, known as INGRAM ROAD, WHITES CREEK, TN 37189

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said J. PHILLIP JONES, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby QUITCLAIM and convey unto their, his/her/their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the day of , 1995.

Bennie Edward Blackwell
BENNIE EDWARD BLACKWELL

Kim Blackwell
KIM BLACKWELL

J. PHILLIP JONES, TRUSTEE

EXHIBIT
tabbies C

BOOK 9864 PG 511

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, **BENNIE EDWARD BLACKWELL AND WIFE, KIM BLACKWELL**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this day of , 1995.

Notary Public

My Commission Expires: 6/23/98

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 J. PHILLIP JONES, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this day of , 1995.

Pamela A. McGowan
Notary Public

My Commission Expires: 9-27-97

PICK-UP

95 NOV 20 PM 12:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0124626
IDENTIF. & REFERENCE

EXHIBIT "A"

LEGAL DESCRIPTION

BOOK 9861 PG 512

LAND in Davidson County, Tennessee, being One (1) Tract of land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, described as follows: BEGINNING at an old Beech tree on Bluff of northwest corner; thence South 73 degrees West, 160 feet to an iron pin in the center of Ingram Road (County Road); thence following center of road East to another iron pin in center of road adjoining Masters' Place, reached by following descriptions from first pin, South 70 degrees 50 minutes East 85 feet, North 84 degrees 30 minutes East 165 feet, North 66 degrees East 200 feet, North 64 degrees 45 minutes East 455 feet, North 83 degrees East 200 feet, North 82 degrees 30 minutes East 51-6/10 feet, to a second iron pin in center of road in West line of a 15 acre tract conveyed to W. H. Masters and wife, et al, by deed from William J. Hagewood and wife, of record in Book 2083, page 101, said Register's Office; thence with their West line North 2 degrees 15 minutes East 539-7/10 feet to an intercorner of said 15 feet acre tract; thence with their South line South 82 degrees 30 minutes West 410 feet, their southwest corner; thence with their West line North 2 degrees 15 minutes East 705 feet to a point in Bratton's line; thence along Bratton's line South 70-1/2 degrees West 35.45 poles to a stone near the top of a ridge in the East line of the Old Smith tract of land; thence with said line South 5-1/2 degrees West 2.5 poles to a stake; thence South 25-1/4 degrees West 80 poles to the Beech on the Bluff at the BEGINNING, containing 29 acres, more or less.

INCLUDED BUT EXPRESSLY EXCLUDED is the following described parcel conveyed to Cody Bradley and Carl A. Williams by deed from James R. Reed and wife, Estella Carlisle Reed of record in Book 7655, page 555, Register's Office for Davidson County, Tennessee, described according to a survey by Jesse E. Walker, to-wit:

BEING a parcel of land in Davidson County, Tennessee, located on the North side of Ingram Road and East of Lickton Pike, said parcel being in the 10th Civil District and of record in the Register's Office of Davidson County, as part of Parcel 47 on County Property Map 31 and being more particularly described as follows: BEGINNING at an iron pin located on the north margin of Ingram Road 2125 feet, more or less, from the West margin of Lickton Pike, said pin being the Southeast corner of the property herein described and being the Southwest corner to Parcel 107; thence, along said margin South 82 degrees 30 minutes West a distance of 57.47 feet to an iron pin; thence, continuing along said margin South 86 degrees 00 minutes West a distance of 115.33 feet to an iron pin, said point being the Southeast corner to the remainder of Parcel 47; thence, leaving said margin severing Parcel 47, North 02 degrees 15 minutes West a distance of 493.67 feet to an iron pin in the South line of Parcel 107, said pin being the Northwest corner to the property herein described; thence, with the South line of Parcel 107, North 78 degrees 04 minutes East a distance of 175.00 feet to an iron pin, said pin being the Northeast corner to the property herein described and being an interior corner to Parcel 107; thence, with the West line of Parcel 107, South 02 degrees 15 minutes East a distance of 514.33 feet to an iron pin, the BEGINNING, containing 2.0 acres, more or less, and being a portion of the property conveyed to James R. Reed, Single, in Deed Book 2393, page 257, said Register's Office.

FURTHER INCLUDED BUT EXPRESSLY EXCLUDED is the following described property, to-wit:

LAND in the Tenth (10th) Civil District of Davidson County, Tennessee, on the Final Plat of J.R. Reed S/D, of record in Book 6900, page 898, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by Jesse Walker, RLS, PE, dated May 11, 1989, as follows:

BEGINNING at an iron pin located on the North margin of Ingram Road, 1379 feet, more or less, from the West margin of Lickton Pike, said pin being the Southwest corner of the property herein described and being a new corner of the remainder of Parcel 47; thence, leaving said margin and severing Parcel 47, North 10 degrees 59 minutes 40 seconds West a distance of 454.56 feet to an iron pin, said pin being the Northwest corner of the property herein **

** SEE EXHIBIT "B" CONTINUATION OF LEGAL DESCRIPTION

EXHIBIT "B"

BOOK 9964 PG 513

CONTINUATION OF LEGAL DESCRIPTION

described and being a new corner of the remainder of Parcel 47; thence, continuing to sever Parcel 47, North 78 degrees 04 minutes 00 seconds East a distance of 188.60 feet to an iron pin, said pin being the Northeast corner of the property herein described and being a new corner of the remainder of Parcel 47; thence, continuing to sever Parcel 47, South 10 degrees 59 minutes 40 seconds East a distance of 466.33 feet to an iron pin on the North margin of Ingram Road, said pin being the Southeast corner of the property herein described and being a new corner of the remainder of Parcel 47; thence, continuing along said margin, South 79 degrees 00 minutes 20 seconds West a distance of 9.54 feet to an iron pin at the beginning of a curve to the right; thence, continuing along said margin with a curve to the right (said curve having a radius of 1850 feet, a delta angle of 05 degrees 33 minutes 13 seconds, a chord bearing of South 81 degrees 46 minutes 57 seconds West and a chord distance of 179.25 feet) a distance of 179.32 feet to an iron pin, the point of BEGINNING, containing 2.00 acres, more or less.

BEING the same property conveyed to Ronald A. Jacobs, unmarried by deed from Randall Blackwell and wife, Regina T. Blackwell, and Bennie Edward Blackwell, of record in Book 7844, page 649, Register's Office for Davidson County, Tennessee.

AND ALSO INCLUDED BUT EXPRESSLY EXCLUDED is the following described property, to-wit:

TRACT I
LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Blackwell Subdivision, of record in Book 6900, page 937, Register's Office for said County.

SAID Lot No. 1 fronts 154.65 feet on the northerly margin of Ingram Road and extends back 493.67 feet on the easterly line and 472.32 feet on the westerly line to a dead line in the rear, measuring 210 feet thereon.

TRACT II

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Blackwell Subdivision, of record in Book 6900, page 937, Register's Office for said County.

SAID Lot No. 2 fronts 177.09 feet on the northerly margin of Ingram Road and extends back 472.32 feet on the easterly line and 467.15 feet on the westerly line to a dead line in the rear, measuring 196.27 feet thereon.

BEING the same property conveyed to BENNIE EDWARD BLACKWELL by Deed from RANDALL T. BLACKWELL of record in Book 8294, page 506, Register of Deed for Davidson County, Tennessee and by Deed from Regina T. Blackwell of record in Book 8401, page 742, Register of Deed for Davidson Counyt, Tennessee.

KIM BLACKWELL, spouse of BENNIE EDWARD BLACKWELL, joins in this conveyance for the express purpose of relinquishing all marital rights she has in subject property.

0163 11/20 0101 01CASH 16.00

Property Description

This Instrument Prepared By
Jesse E. Walker, RLS, PE
Walker Engineering
PO Box 210456
Nashville, TN 37221
615-646-8228 fax 615-646-8828

FILED
2:22 P M
AUG 11 2010
MAHAILIAH HUGHES, CLERK
BY AC D.C.

5 Acre Parcel from Parcel 47.00

Being a part of parcel 47.00 on Map 31-00 in the 3rd Councilmatic District of Davidson County, Tennessee and located on the north margin of Ingram Road, and east of Lickton Pike, as evidenced in Deed Book 9864 Page 510 in the Registers Office of Davidson County Tennessee (R.O.D.C.T.) and being more particularly described as follows:

BEGINNING at an iron pin in the north margin of Ingram Road, said iron pin being the southeast corner of the property herein described and said iron pin being the southwest corner of Kiningham (Parcel 124.00 Map 31-00) as evidenced in Deed Book 8941 Page 740 R.O.D.C.T. and shown as lot 1 & 2 on the J.R. Reed Subdivision as evidenced in Deed Book 6900 Page 937 R.O.D.C.T., thence

1) leaving Kinningham, along the north margin of Ingram Road, South 79 degrees 00 minutes 20 seconds West a distance of 25.00 feet to a point in the north margin of Ingram Road, thence:

2) leaving the north margin of Ingram Road, severing Blackwell, North 10 degrees 59 minutes 40 seconds West a distance of 557.15 feet to a point, said point being in the west line of the property herein described, thence:

3) continuing to sever Blackwell, North 23 degrees 10 minutes 18 seconds West a distance of 527.13 feet to a point, said point being the northwest corner of the property herein described and said point being in the south line of Wall (Parcel 42.00 Map 31-00) as evidenced in Instrument Number 20010912/009528 R.O.D.C.T., thence:

4) along the line common with Wall, North 69 degrees 29 minutes 40 seconds East a distance of 469.04 feet to an iron pin, said iron pin being the northeast corner of the property herein described, and said iron pin being in the south line of Hudgins (Parcel 42.00 Map 31-00) and said iron pin being the northwest corner of Wall (Parcel 46.00 Map 31-00) as evidenced in Instrument Number 20000125/0008066 R.D.C.T., thence:

5) leaving the line common with Wall (Parcel 42.00 Map 31-00), following the line common with Hudgins (Parcel 46.00 Map 31-00), South 01 degrees 47 minutes 30 seconds West a distance of 697.24 feet to an iron pin, said pin being an interior corner of the property described herein and said point being the southwest corner of Hudgins (Parcel 107.00 Map 31-00) as evidenced in Deed Book 9864 Page 761 R.O.D.C.T., said iron pin also being in the north line of Kiningham, thence:

6) leaving Hudgins (Parcel 107 Map 31-00), following the line common with Kiningham, South 78 degrees 04 minutes 00 seconds West a distance of 172.11 feet to an iron pin, said pin being an interior corner of the property herein described and said pin being the northwest corner of Kiningham, thence:

7) following the line common with Kiningham, South 10 degrees 59 minutes 40 seconds East a distance of 467.15 feet to an iron pin, the BEGINNING, containing 5.0000 acres more or less, according to a survey by Jesse E. Walker, RLS, PE.

EXHIBIT
D

IN THE CIRCUIT COURT FOR SUMNER COUNTY, TENNESSEE
AT GALLATIN

REGINA LYNNE BLACKWELL,

Plaintiff,

vs.

RANDALL TRAVIS BLACKWELL,

Defendant.

FILED
1:45p M
MAY 14 2010
MAHAILIAH HUGHES, CLERK
BY JR D.C.

NO. 2009-CV-1272

WIFE'S TRIAL MEMORANDUM

COMES NOW the **Plaintiff** in this cause, **Regina Lynne Blackwell** and would respectfully submit the following as her trial memorandum for the trial of this matter to be heard on May 17, 2010 at 9:00 a.m.:

GROUNDS

The Wife would ask that the Court to award the Wife a divorce on the grounds of Adultery and/or Inappropriate Marital Conduct.

REAL ESTATE

	FMV	Debt	Awarded:
111 Wonder Valley Road, Hendersonville, TN (house & lot)	$229,100.00	$	Wife: $ Husband: $
2280 Ingram Road, Whites Creek, TN (lot)	$136,100.00 AGREE	~~$51,313.00~~ → 27000 →	Wife: $ H
Blackwell Subdivision, Ingram Road.	$ SAME	$ 10000 (BROOKS)	Wife: $ Husband: $
0 Ingram Road, Whites Creek	$107,900.00	$	Wife: $ Husband: $
0 Ingram Road, Whites Creek	$13,300.00		Wife: $ Husband: $
410 Bass Street, Goodlettsville, TN (Husband's office)	$60,600.00	$ 35000 →	Wife: $ Husband: $

HOUSEHOLD GOODS, FURNITURE, T.V.'S, APPLIANCES, ETC.

Description	Value	Husband	Wife
Equipment:			
HR 18 (excavator)	$8,000	X	
2001 Bobcat	$8,000		X
1995 Bobcat	$	X	
Compressor	$	X	
Winston 6ton	$800	X	
Concrete 5ton	$800		X
Bestway 5ton	$800	X	
New Holland	$500		X
Master bedroom			
Lazyboy	$75	X	
Brass bed/mattress	$2,500	X	
Cherry dresser/ mirror	$1,700	X	
Chest of drawers	$850	X	
Night stands (2)	$500	X	
Cherry wardrobe	$250		X
Cherry TV stand	$350		X
TV	$100		X
Bedspread/ curtains	$1,000	X	
Lamps (2)	$100	1	1
Picture	$100	X	
Bathroom towel rack	$250		X
Towels/washcloth	$100	½	½
Rolltop desk	$100		X
Computer desk	$50		X
Guest bedroom			
Antique bed	$750		X
Dresser	$250		X
Night stand	$200		X
Bedspread/ curtains	$200		X
Filing cabinets (2)	$100		X
Den/Living room			
Big screen TV	$1,000		X
Surround sound	$550		X
Antique hall tree	$500		X
Antique bookcase/ books	$650		X
Antique gun case	$250	X	
Antique rolltop desk	$550	X	
Leather couch	$500		X
Leather chair	$250		X
Stool	$200		X

Pictures (2)	$100		X
Rugs	$150		X
Wall hanging	$100	X	
Computer desk	$50	X	
Plant stand	$25		X
Plant arrangement	$25		X
Rocking chair	$25		X
Grandmother's rocker$50		X	
Lazyboy (my sister's)			X
Love seat (my sister's)			X
Coffee table	$100		X
<u>Dining Room</u>			
Antique table	$1,500	X	
Chairs (8)	$600	X	
Antique hutch	$900	X	
Wash stand	$450	X	
Grandfather clock	$350	X	
China	$1,000		X
Cut glass	$500		X
Pictures	$50		X
<u>Kitchen</u>			
Refrigerator	$500	X	
Wine stand	$100		X
Pots/pans	$200	½	½
Canister set	$50		X
Toaster	$20		X
Electric knife	$20		X
Crock pot	$20		X
Blender	$20	X	
Silverware	$50	X	
Dishes/glasses	$100	X	
Hutch	$250		X
Table	$400		X
Chairs (6)	$100		X
Microwave	$50		X
<u>Misc.</u>			
Washer/dryer	$350	X	
Downstairs couch	$150	X	
Freezer	$100		X
Lawn mower	$2,000		X
Pressure Washers (3)	$300	2	1
Weedeater	$50		X
Hedge clippers	$25		X
Handsaw		X	
Tiller	$250	X	
✓4wheeler	$2,000	X	
✓Pool table	$1,000		X
✓Tools	$3,000	½	½

AUTOMOBILES/BOATS/TRAILERS, ETC.

YEAR	MAKE	VALUE	HUSBAND	WIFE
1983	Jeep CJ-5	$10,000	* ~~$5,000~~	~~$5,000~~
2001	Lincoln Continental	$3,500		$3,500
1997	Super duty truck	$2,000	$2,000	
1995	Suburban	$2,500		$2,500
1995	Ford 350 x-cab	$3,000	$3,000	
1996	Ford 250	$1,000		$1,000
1997	18' Aries Boat	$5,000	$5,000	
1997	20' Monarch	$6,000		$6,000
1998	Pontiac car (green)	H GIRLFRIEND	*	
1990	Dodge Dakota	INHEART	*	
2001	Ford Taurus	SON'S		

DEBTS

	Balance	Proposed division
Regina's credit card from 1995 JUDGMENT	$4,000	Wife
* IRS Debt of Husband Jr. RETURNS	? $155,176	Husband
Grassland Financial FORECLOSURE	~~$141,000~~	~~Husband~~
Regions Bank 410 BASS ST.	$35,000	Husband
Volunteer State Bank 228 Dogwood	$27,000	Husband
Tennessee Quick Cash W Rolls.	$7,000	Husband
Kenny Pipe ✓	$1,042	Husband
Hayes Pipe ✓	$1,400	Husband
Nashville Hydraulics ✓	$873	Husband
Jeff Bennett (promissory note) ✓	$3,500	Husband
Personal loans of Husband by friends ✓		Husband

OWE AUSTIN PEAY

*600 Wife

ATTORNEY'S FEES

The Wife would ask that she be awarded her attorney's fees and costs incurred in this cause.

RETIREMENT

	Value	Proposed division
Wife's retirement	unknown	Wife

HUSBAND'S PLUMBING BUSINESS

The Wife would request to be awarded a one-half (½) interest in the Husband's plumbing business.

ALIMONY

The Wife would request $1,500.00 per month alimony, *in futuro*, for a period of sixty (60) months, then $1,000.00 per month, until death or remarriage.

Respectfully submitted,

EDWARDS & EDWARDS
An Association of Attorneys

BY: _____

Michael W. Edwards (#2721)
*Attorney for the Plaintiff/*Husband
177 East Main Street
Hendersonville, TN 37075
(615) 822-0431

CERTIFICATE OF SERVICE

This is to certify that a true and correct copy of the foregoing has been sent via facsimile to: Gary Williams, attorney for Defendant, 131 Maple Row Blvd, Suite A-101, Hendersonville, TN 37075, on this the 13 day of May, 2010.

_____
Michael W. Edwards

IN THE CIRCUIT COURT FOR SUMNER COUNTY, TENNESSEE
AT GALLATIN

REGINA LYNNE BLACKWELL)
Plaintiff,)
vs.) No: 83CC1-2009-CV-1272
RANDALL TRAVIS BLACWELL)
Defendant.)

COPY

MONTHLY LIVING EXPENSES

AND INCOME STATEMENT

Residence:	
Rent	$600.00 - 650
Utilities:	
Electricity	$150.00 ✓
Natural Gas	$75.00 ✓
Telephone	~~$50.00~~ ✓
Cable TV	$47.00 ✓
Food:	
Groceries/Supplies	$400.00
School lunches	$60.00
Transportation:	
Gasoline	$200.00
Insurance for Car	$75.00
Automobile Repairs/Maintenance/Tags	?

PERSONAL EXPENSES:

	Child(ren)___	Myself
Clothing:		
Clothing		$30.00

PERSONAL EXPENSES:

	Child(ren)	Myself
Dry-cleaning		$15.00
Health Care:		
Health Insurance premium, ~~family coverage~~		$220.00
Uncovered medical expenses		30.00
Uncovered dental expenses		30.00
Prescription medication		$75.00
Life Insurance		$15.00
Educational Expenses:		
College tuition		~~$200.00~~[1] Held
School Supplies/Books		~~$50.00~~
Memberships & Activities:		
Religious Donations		$20.00
Personal Items:		
Hair Salon (Cuts)		$20.00
Toiletries/Cosmetics		$30.00
Cellular phone/beeper service		$100.00
~~Internet Service~~		~~$30.00~~
Debt Service:		
Credit Card – (Visa); minimum payment		$50.00[2]
SUBTOTAL:		

TOTAL: $2572.00

No CRR Updated
No Personal

608

[1]Can't enroll or obtain grades until paid. The Wife has enough hours for Associates Degree and wants to enroll at Austin Peay.

[2] Owes judgment through Sumner County General Sessions Court for approximately $3,400.00.

INCOME STATEMENT

Your Employer: Cheatham County Board of Education

Your net monthly income: $700.00

Respectfully submitted,

EDWARDS & EDWARDS
An Association of Attorneys

BY: _____
Michael W. Edwards (#2721)
Attorney at Law
177 E. Main Street
Hendersonville, TN 37075
(615) 822-0431

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I, **Regina Blackwell** after being first duly sworn according to law, do make oath and affirm that the facts and matters contained in the foregoing Income and Expense Statement are true and correct to the best of my knowledge, information and belief.

Regina Blackwell
REGINA BLACKWELL

Sworn to and subscribed before me, this

The 7 day of Dec 2009.

Michael W. Edwards
Notary Public

MICHAEL W. EDWARDS NOTARY PUBLIC AT LARGE SUMNER, TENNESSEE

My Commission Expires: 3/18/2013