BILL GARRETT, Davidson County
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IN THE CHANCERY COURT FOR MAURY COUNTY, TE
AT COLUMBIA

IN THE MATTER OF: THE ESTATE OF)
PAUL EDMOND JOHNSON)
) NO. P-200-10
PAULA S. DYGERT,)
ADMINISTRATRIX)

FILED
2011 MAY -6 AM 9:21
LARRY M. ROE CLERK & MASTER
MAURY COUNTY, TN

DECREE CONFIRMING SALE

This matter came on the be heard on the 6th day of May, 2011, in the Chancery Court for Maury County, Tennessee before the Honorable Robert L. Holloway, Judge, upon the Special Commissioner's Report of Sale in obedience to the Detailed Order for Sale of Property attached to this Decree as Exhibit A, and said report, being unexcepted to, is by the Court confirmed.

It is, therefore, Ordered, Adjudged and Decreed as follows:

1. Maury County Title Co., Inc. shall close the sale of the property on or before May 27, 2011.
2. All right, title and interest of the Estate of Paul Edmond Johnson and the heirs of Paul Edmond Johnson, they being Paula S. Dygert and James Thomas Davidson, in and to said tract of land shall be divested out of them and be vested in the said purchaser, Robert S. Hite, in fee simple, free and clear of the claims of all creditors of the estate, upon his payment in full of the purchase-money.
3. Upon payment of the purchase-money of $95,500.00 in full, Larry M. Roe, Jr., acting as Special Commissioner, shall execute and deliver a deed to Robert S. Hite conveying to him the following described property located at 145 Lake Park Drive, Nashville, Tennessee;

   "Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Southlake, Section IV, of record as Plat Book

3300, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 4 fronts 85 feet on the southerly side of Lake Park Drive and runs back 202.5 feet on the easterly line and 211.44 feet on the westerly line to a dead line, which is a broken line, on which it measures 85.9 feet.

Being the same property conveyed to Paul E. Johnson and wife, Cora R. Johnson by deed of record in Deed Book 3534, Page 159, Register's Office of Davidson County, Tennessee. Cora R. Johnson predeceased Paul E. Johnson, leaving him the surviving tenant by the entirety. Paul E. Johnson died intestate September 12, 2010, survived by his two children, Paula S. Dygert and James Thomas Johnson, as his sole heirs at law.

The above described tract is subject to any and/or all building setback lines, power or utility R.O.W.'s and/or easements.

This property is shown on the tax records of Davidson County, Tennessee, as Parcel Id #119-15-0-094.00."

4. At the closing of the sale, Maury County Title Co., Inc. shall pay the following expenses from the sales proceeds:

a) Auctioneer's Fee and expenses to James Gary Realty & Auction as follows:

1) $4,775.00 representing 5% commission;

2) $1,455.67 advertising expenses for the Nashville Tennessean, Woodard and Stinson and The Sign Center;

3) $240.00 for 4 yard mowings;

4) $325.00 rollback dumpster;

5) $300.00 labor costs for filling dumpster with trash;

6) One power bill from NES yet to be received in an amount estimated to be approximately $200.00.

b) $2,800.00 to Carpenter Tree Service for the cost of removing tree and stump that fell during a storm.

c) $695.00 to Maury County Title Co., Inc. for the cost of owner's title insurance.

d) $150.00 to Maury County Title Co., Inc. for closing fee.

e) $75.00 to Lawwell, Dale & Graham for document preparation fee.

f) $2,865.00 to Larry M. Roe, Jr. for Special Commissioner's fee and expenses.

g) $1,436.97 plus estimated penalty of $42.28 representing 2010 Davidson County taxes.

h) $578.65 (approximately) representing prorated 2011 Davidson County taxes to the closing date.

i) $254.25 for The Daily Herald legal ad.

j) The cost of recording the Decree Confirming Sale in the approximate amount of $32.00.

5. The remaining balance of proceeds shall be paid into the Court for later disposition. Administration fees and expenses, court costs and attorney fees, the claims of the Bureau of TennCare, Woodbine Funeral Home, Inc. and any other creditors of the estate shall be paid in amounts to be determined later by this Court in connection with the final settlement of this insolvent estate.

ENTER, this 6 day of May, 2011.

Judge Robert L. Holloway, Jr.

CERTIFIED A TRUE COPY
CLERK & MASTER
DEPUTY C & M

ENTERED
MAY 06 2011
Min 43 Book Page 187

Exhibit A

FILED
LARRY M. ROE CLERK & MASTER
MAURY COUNTY, TN

2011 MAY -6 AM 9:21

IN THE CHANCERY COURT FOR MAURY COUNTY, TENNESSEE
AT COLUMBIA

IN THE MATTER OF: THE ESTATE OF PAUL EDMOND JOHNSON	)	
PAULA S. DYGERT, ADMINISTRATRIX	)	No. P-200-10

2011 MAY -5 PM 4:33

FILED
LARRY M. ROE CLERK & MASTER
MAURY COUNTY, TN

REPORT OF SALE

Your Special Commissioner begs leave to report that in obedience to the Detailed Order of Sale dated March 11, 2011, entered in the above cause that he advertised the real estate described in said decree, located at 145 Lake Park Drive, Nashville, Tennessee 37211 in the Daily Herald on April 10, 17 and 24, 2011 and on April 30, 2011, at 10:00 a.m., on the property, offered the property for sale. Gary Realty & Auction conducted the sale of the real property.

Before the sale it was advertised and announced that the sale would not be held open for ten (10) days.

The property sold for Ninety-five Thousand Five Hundred Dollars ($95,500.00). Robert S. Hite was the high bidder and paid a 15% deposit of Fourteen Thousand Three Hundred Twenty Five Dollars ($14,325.00) leaving a balance of Eighty-one Thousand One Hundred Seventy Five Dollars ($81,175.00).

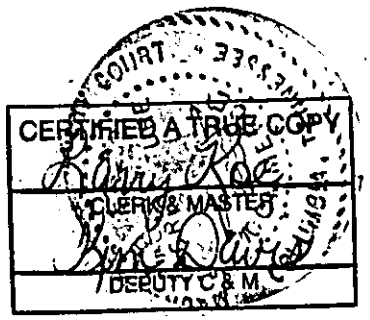
The expenses of advertising the sale include: The Daily Herald legal ad - $254.25; Nashville Tennessean (2 Sunday runs) $1,334.40; Woodward and Stinson (flyers) $49.16 and Sign Center $72.11.

Additional expenses include: 2010 Davidson County taxes in the amount of $1,436.79, plus penalty; 2011 Davidson County taxes prorated to the date of closing in the approximate amount of $578.65; estimated Special Commissioner fee - $2,865.00; auctioneer's fee - $4,775.00; owners title insurance policy $695.00; extraordinary expenses: 4 yard mowings $240.00; rollback dumpster $325.00; labor costs for filling dumpster with trash from inside and outside the house $300.00; Carpenter Tree Service

(removal of large tree and stump ground for tree that fell during storm) $2,800.00, and one power bill from NES that has yet to be received.

Your Special Commissioner recommends that the balance of proceeds be paid into Court for later disposition in such amounts as determined by the Court. This estate is an insolvent estate with claims being filed thus far by the Bureau of TennCare in the amount of $196,109.82 and by Life Care Center of Columbia, Tennessee, in the amount of 803.78. There will also be administration fees, expenses, court costs, attorney fees and possibly other claims that will have to be addressed by the Court at a later date.

Larry M. Roe, Jr., Special Commissioner



APPROVED FOR ENTRY:

LAWWELL, DALE & GRAHAM

By: William A. Graham

William A. Graham, BPR #006820
Attorney for Petitioner
805 South Garden Street
P.O. Box 1017
Columbia, TN 38402-1017
931-388-2822

Certificate of Service

I, William A. Graham, hereby certify that I have this 6th day of May, 2011, mailed a true and exact copy of the foregoing Decree Confirming Sale to Bureau of TennCare, TPL Division, 310 Great Circle Road, 4th Floor, Nashville, TN 37243; James Thomas Johnson, 44 Kimwood Drive, Mt. Juliet, TN 37122; Life Care Center of Columbia, 841W. James Campbell Blvd. Columbia, TN 38401; and Woodbine Hickory Chapel Funeral Home, Attn: Billy Appleton, 5852 Nolensville Pike, Nashville, TN 37211, by placing the same in US Mail, first class, postage prepaid.

William A. Graham

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FILED
RY M. ROE CLERK & MASTER
MAURY COUNTY, TN

2011 MAY 11 PM 2:59

IN THE CHANCERY COURT FOR MAURY COUNTY, TENNESSEE
AT COLUMBIA

IN THE MATTER OF: THE ESTATE OF PAUL EDMOND JOHNSON	)	
	)	NO. P-200-10
PAULA S. DYGERT, ADMINISTRATRIX	)	

CORRECTION OF DECREE CONFIRMING SALE

Due to clerical error, the Decree Confirming Sale dated May 6, 2011, incorrectly states that James Thomas Davidson was an heir of Paul Edmond Johnson when it should have stated that James Thomas Johnson was an heir of Paul Edmond Johnson.

Now, therefore, in order to correct said clerical error, Paragraph 2 of said Decree is amended to read as follows:

> "All right, title and interest of the Estate of Paul Edmond Johnson and the heirs of Paul Edmond Johnson, they being Paula S. Dygert and James Thomas Johnson, in and to said tract of land shall be divested out of them and be vested in the said purchaser, Robert S. Hite, in fee simple, free and clear of the claims of all creditors of the estate, upon his payment in full of the purchase-money."

In all other respects, said Decree Confirming Sale is hereby ratified and confirmed.

ENTER, this 11 day of May, 2011.

Judge Robert L. Holloway, Jr.

CERTIFIED A TRUE COPY
CLERK & MASTER
DEPUTY C&M

ENTERED
MAY 11 2011
Min 43 Book Page 205

APPROVED FOR ENTRY:

LAWWELL, DALE & GRAHAM

By: William A. Graham

William A. Graham, BPR #006820
Attorney for Petitioner
805 South Garden Street
P.O. Box 1017
Columbia, TN 38402-1017
931-388-2822

Certificate of Service

I, William A. Graham, hereby certify that I have this 11th day of May, 2011, mailed a true and exact copy of the foregoing Correction of Decree Confirming Sale to Bureau of TennCare, TPL Division, 310 Great Circle Road, 4th Floor, Nashville, TN 37243; James Thomas Johnson, 44 Kimwood Drive, Mt. Juliet, TN 37122; Life Care Center of Columbia, 841W. James Campbell Blvd. Columbia, TN 38401; and Woodbine Hickory Chapel Funeral Home, Attn: Billy Appleton, 5852 Nolensville Pike, Nashville, TN 37211, by placing the same in US Mail, first class, postage prepaid.

William A. Graham