RECEIVED
JUL 26 2012
Davidson Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

BILL GARRETT, Davidson County
Trans:T20120068472 JDGMT
Recvd: 09/12/12 10:45 4 pgs
Fees:22.00 Taxes:0.00
20120912-0082704

LaSONYA MORROW,

Plaintiff,

vs.

FO-7

No. 12-47-II

RAY ANTHONY McCLAIN,

Defendant.

FILED
2012 AUG -2 PM 1:34
DAVIDSON CO. CHANCERY CT.

FINAL ORDER & JUDGMENT

This matter came to be heard on July 18 and 19, 2012, for trial.

After hearing all the proof and arguments of Counsel for both parties, the Court set out its findings of fact which are set out in the attached transcript of July 19, 2012, and incorporated herein by reference in its entirety. Based upon those findings of fact, **IT IS HEREBY ORDERED, ADJUDGED AND DECREED:**

(1) The proof does not sustain the claim that an implied partnership existed between the parties; however, Plaintiff has established by a preponderance of the evidence that she has a property ownership interest in all of the properties owned by either party, ~~either~~ whether as tenants in common or individually.

(2) Title to the property located at **202 Myrtle Street, Nashville, Tennessee 37207** is hereby **divested from Defendant Ray Anthony McClain, and solely vested in Plaintiff LaSonya Morrow, in fee simple, free and clear of any claim by Defendant McClain.** This property is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot 80, as shown on the map entitled Neil S. Brown's Addition to East Nashville, of record Book 57, page 50, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete and accurate legal description.
>
> Said Lot No. 80 fronts fifty (50) feet on the westerly side of Myrtle Avenue, and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Ray A. McClain & LaSonya L. Morrow by quitclaim deed of reference in Instrument No. 20070702-0079086, Register's

Copies to atty SM Cou

Office for Davidson County, Tennessee.

This is improved property commonly known as 202 Myrtle Street, Nashville, Tennessee 37207.
Map-Parcel Nos. 082-12-0-148.00.

Plaintiff Morrow remains solely liable for the mortgage on this property and shall hold Defendant McClain harmless thereon.

(3) With regard to Plaintiff's interest in the remaining properties, the Court finds that she is entitled to a **JUDGMENT** in the amount of **FIFTY THOUSAND DOLLARS $50,000** against the Defendant which shall be secured by a lien on the following properties:

(A) Improved property known as **2622 Pennington Avenue, Nashville, TN 37216.**

Map\Parcel No. 072-15-0-018.00

More specifically described as follows:

Land in Davidson County, Tennessee, being easterly part of Lot No. 4 on the Map Showing Subdivision of Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25 in the Belle Forest Subdivision of record in Plat Book 547, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ray Anthony McClain and LaSonya L. Morrow as tenants in common by Warranty Deed of record as Instrument No. 20090721-0068354, Register's Office for Davidson County, Tennessee

(B) Property known as **423 Green Lane, Whites Creek, Tennessee 37189**

Map\Parcel No. 49-00-0-227

More specifically described as follows:

Beginning in the south right of way of Green Lane an axle located approximately 557 feet west of the center of Knight Road; thence leaving said Green Lane S 7 degrees, 26', 39" W 717.88 feet to the north right of way of Briley Parkway; thence along said Parkway N 88 degrees 56' 39" W 1.03 feet; thence N 84 degrees 18' 40" W 98.37 feet to an iron pin; thence leaving said Parkway N 7 degrees 26' 39" E 721.44 feet to an iron pin in the south right of way of said Green Lane; thence along said Green Lane 82 degrees 18' 24" E 99.35 feet to the point of beginning.

Being the same property conveyed by warranty deed to Ray McClain and LaSonya L. Morrow, as joint tenants with the right of survivorship, by Instrument No. 20070110-0004032, Register's Office for Davidson County, Tennessee.

(C) Property known as **721 Joseph Avenue, Nashville, TN 37207**

Map\Parcel No. 08207019700

More specifically described as follows:

Being Lot No. 11, on the Plan of Townwood Homes, Section 1 of record in Plat Book 3106, Page 147, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ray A. McClain by warranty deed in Instrument No. 20110114-0004150, Register's Office for Davidson County, Tennessee.

(4) Said **JUDGMENT** shall bear interest in the amount of **SIX PERCENT (6%) per annum** which shall be paid in consecutive monthly installments of **FIVE HUNDRED DOLLARS ($500)** by Defendant McClain to Plaintiff Morrow beginning **September 1, 2012.** An amortization schedule shall be furnished by Plaintiff to Defendant demonstrating the reduction in principle/interest on a monthly basis. CW If the Defendant fails to make the monthly payment Plaintiff Morrow may seek the sale of the real property in satisfaction of her lien by obtaining a court order in this cause.

(5) Defendant McClain is responsible for prompt payment of all taxes, liens and maintenance of the above properties (Pennington, Green and Joseph) while the judgment remains unpaid. However, once the judgment has been paid in full with interest, the title to the above properties shall be transferred to Defendant McClain, in fee simple, clear of any claims by Plaintiff Morrow. CW CW Counsel for the Plaintiff shall take the appropriate steps to record this Order in the Davidson County Register of Deed's Office to perfect the filing of the lien and the conveyance of title to the Plaintiff.

(6) A **PERMANENT INJUNCTION** is hereby **ISSUED ENJOINING BOTH PARTIES FROM THREATENING, INTIMIDATING OR BODILY CONTACT BETWEEN THEM OR THEIR CHILDREN.**

(7) The parties shall be responsible for their own attorney fees.

(8) The costs of this cause shall be divided equally between the parties.

IT IS SO ORDERED.

Entered this the ____ day of July, 2012.

Carol McCoy

CAROL McCOY, CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY ORIGINAL ORDER FILED IN MY OFFICE. Sept 5 2012 CLERK & MASTER BY: DEPUTY

Approved for Entry:

Mark Scruggs, ~~10103~~
Attorney for Plaintiff
95 White Bridge Rd., Ste.508
Nashville, TN 37205
(615) 352-8326

Certificate

I hereby certify that a copy of the foregoing has been ~~faxed~~ mailed to Mr.Ed Gross, Attorney for Defendant, 404 James Robertson Parkway, Ste. 1814, Nashville, TN 37219 this the 25th day of July, 2012.

Mark Scruggs