BILL GARRETT, Davidson County
Trans:T20130099921 ORDER
Recvd: 11/26/13 08:54 6 pgs
Fees:32.00 Taxes:0.00
20131126-0121161

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DAVIDSON CO. CHANCERY CT.
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2012 OCT 25 AM 11:41

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

WANDA F. EARLY, CYNTHIA L. SALINAS, CHERYL R. HUFFMAN, BETTY C. SHANE, MELODY S. JOHNSON, RITA D. ROBBINS, and VERNICE A. HOBBS,	)	
Plaintiffs/Counter-Defendants	)	
v.	)	Docket No. 10-1960-III
ARTHUR M. HUFFMAN,	)	
Defendant/Counter-Plaintiff	)	

AGREED ORDER

This matter came on to be heard on the 16th day of July, 2012 before the Honorable Ellen Hobbs Lyle, Chancellor, upon the Complaint for Sale for Division filed by Plaintiffs, Answer and Counter-Complaint of Defendant and Answer to Counter-Complaint, and after one full day of trial it was announced to the Court by counsel for the parties that an agreement had been reached in settlement of the matters in controversy and the general terms of the agreement having been announced to the Court and it appearing that the case should be resolved in accordance with the said agreement as more fully set forth in this Agreed Order.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED as follows:

1. The Counter-Complaint filed by Arthur M. Huffman is hereby dismissed with prejudice.

2. The Complaint for Sale for Division filed by the Plaintiffs is dismissed without prejudice and may be reasserted in its current form or as amended upon the reopening of this case as hereinafter provided.

3. The Defendant, Arthur M. Huffman is hereby vested with a life estate in and to

the following described property:

Parcel 1: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Beginning on a stake in the east boundary line of Lelleyett Avenue 100 feet from the corner of Lellyett Avenue and Lenox Avenue and running with this boundary line S. 5 E. 65 ft. to a stake in the same boundary line; thence N. 72 E. 39 ft. to a stake in the east boundary line of the Cowden tract; thence N. 5 W. 65 ft. with this boundary line to a stake; thence S. 72 W. 39 ft. to the beginning, being a parcel of land lying between the Keif and Huffman corner lots.

Being the same property conveyed to Vercie Furlow Sharpe from Elton Sharpe by deed of record in Book 3710, Page 281, Register's Office for Davidson County, Tennessee. Vercie Furlow Sharpe, Vercie Furlough Sharpe, and Vercie F. Sharpe are one and the same person.

Map & Parcel No. 091-13-0-348.00 (Improved)

Parcel 2: Certain real estate in Davidson County, Tennessee, as follows: Being part of Lot No. 5 on the map showing subdivision of John M. Branham's Farm, as of record in Book 547, Page 14, Register's Office for said County, and more particularly described as follows: Beginning at a point in the westerly line of said Lot No. 5, said point being 338 feet from the southwest corner of said Lot No. 5; thence with said westerly line north 5 ¼ degrees west 94 feet to a point; thence north 75 ¾ degrees east 200 feet to a point; thence south 5 ¼ degrees east 94 feet to a point; thence south 75 ¾ degrees west 200 feet to the point of beginning.

Being the same property conveyed to James Elton Sharp and Dercie Furlough Sharp from James Virgil Thomas and wife, Devola V. Thomas by deed of record in Book 2749, Page 634, Register's Office for Davidson County, Tennessee. The said James Elton Sharpe predeceased Vercie F. Sharpe. Dercie Furlough Sharpe, Vercie Furlow Sharpe and Vercie F. Sharpe are one and the same person.

Map & Parcel No. 091-13-0-347.00 (Unimproved)

4. The parties are hereby vested with the following undivided interest in and to the remainder in the above described property, subject to the life estate of Arthur M. Huffman:

Arthur M. Huffman	8.5%
Betty C. Shane	30.5%
Cynthia L. Salinas	15.25%
Cheryl R. Huffman	15.25%
Wanda F. Early	7.625%
Melody S. Johnson	7.625%
Rita D. Robbins	7.625%
Vernice A. Hobbs	7.625%

5. U. S. Bank is hereby authorized pursuant to T.C.A. 45-2-708, to pay over the balance of the funds in the account of Vercie Sharpe, No. *******48797, of approximately $ 600.00 to Bass, Berry and Sims, PLC, to be held in trust for application to the back taxes due and owing on both parcels. Bass, Berry & Sims shall pay 25% of the fund toward back taxes on Parcel 1 and 75% of the fund toward back taxes on Parcel 2, the payments to be applied to the earliest delinquent arrearages in both instances. The remaining back taxes on Parcel 2 (through 2011) shall be paid by Plaintiffs. The person or persons paying such back taxes are hereby entitled to reimbursement from the net proceeds of sale of both parcels for the amount so paid plus the sum of 6% per annum interest from the date of payment.

6. Arthur M. Huffman shall have all the benefits and duties of a life tenant under the law with respect to the said property including, but not limited to, the obligation to pay all back taxes on Parcel No. 1 and future taxes during the term of his life estate (2012 and thereafter) on both parcels. In the event that Arthur M. Huffman does not pay those taxes within the time required by law, any owner of a remainder interest in the property may pay the taxes and in such event shall be entitled to reimbursement of the amount paid, plus 6% per annum from date of payment, from the share of Arthur M. Huffman in the proceeds of sale of both parcels and if the share of Arthur M. Huffman is insufficient to satisfy the reimbursement amount, then the balance from the remaining net proceeds of sale.

7. Counsels of record may apply for fees for services rendered to date pursuant to

T.C.A. 29-27-121.

8. Costs are adjudged against the parties in the following proportions: Arthur M. Huffman 25%; Betty C. Shane 25%; Cynthia L. Salinas and Cheryl R. Huffman12.5% each; Wanda F. Early, Melody S. Johnson, Rita D. Robbins and Vernice A. Hobbs 6.25% each, for which let execution issue if necessary.

9. This case will be reopened for sale for division of the within described property upon application of any party to the case and adjudicated in accordance with the provisions of T.C.A. 29-27-101 et seq. In the event that such adjudication may require the valuation of a life estate, the Court will use the attached IRS Table, Interest at 2.0 Percent, same being incorporated herein by reference.

ENTERED this the _____ day of September, 2012.

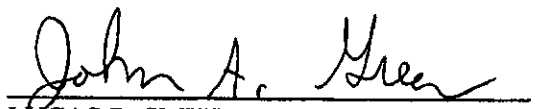
Ellen Hobbs Lyle
Chancellor

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 13th DAY OF Nov 2013
CRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY

APPROVED FOR ENTRY:

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D.C. & M.

Tax Table

Interest at 2.0 Percent

Age	Annuity	Life Estate	Remainder	Age	Annuity	Life Estate	Remainder
0	38.3436	0.76667	0.23313	55	19.1825	0.38365	0.61635
1	38.3807	0.76761	0.23239	56	18.6933	0.37387	0.62613
2	38.1678	0.76336	0.23664	57	18.2034	0.36407	0.63593
3	37.9440	0.75888	0.24112	58	17.7136	0.35427	0.64573
4	37.7125	0.75425	0.24575	59	17.2236	0.34447	0.65553
5	37.4748	0.74950	0.25050	60	16.7330	0.33466	0.66534
6	37.2311	0.74462	0.25538	61	16.2423	0.32485	0.67515
7	36.9825	0.73965	0.26035	62	15.7528	0.31506	0.68494
8	36.7282	0.73456	0.26544	63	15.2649	0.30530	0.69470
9	36.4680	0.72936	0.27064	64	14.7787	0.29557	0.70443
10	36.2021	0.72404	0.27596	65	14.2943	0.28589	0.71411
11	35.9306	0.71861	0.28139	66	13.8077	0.27615	0.72385
12	35.6536	0.71307	0.28693	67	13.3206	0.26641	0.73359
13	35.3724	0.70745	0.29255	68	12.8345	0.25669	0.74331
14	35.0885	0.70177	0.29823	69	12.3507	0.24701	0.75299
15	34.8028	0.69606	0.30394	70	11.8701	0.23740	0.76260
16	34.5158	0.69032	0.30968	71	11.3926	0.22785	0.77215
17	34.2268	0.68454	0.31546	72	10.9190	0.21838	0.78162
18	33.9354	0.67871	0.32129	73	10.4510	0.20902	0.79098
19	33.6407	0.67281	0.32719	74	9.9903	0.19981	0.80019
20	33.3413	0.66683	0.33317	75	9.5385	0.19077	0.80923
21	33.0377	0.66075	0.33925	76	9.0964	0.18193	0.81807
22	32.7294	0.65459	0.34541	77	8.6643	0.17329	0.82671
23	32.4168	0.64832	0.35168	78	8.2425	0.16485	0.83515
24	32.0956	0.64191	0.35809	79	7.8316	0.15663	0.84337
25	31.7680	0.63536	0.36464	80	7.4324	0.14865	0.85135
26	31.4330	0.62866	0.37134	81	7.0450	0.14090	0.85910
27	31.0903	0.62181	0.37819	82	6.6698	0.13340	0.86660
28	30.7401	0.61480	0.38520	83	6.3073	0.12615	0.87385
29	30.3833	0.60767	0.39233	84	5.9579	0.11916	0.88084
30	30.0203	0.60041	0.39959	85	5.6218	0.11243	0.88757
31	29.6509	0.59302	0.40698	86	5.2988	0.10598	0.89402
32	29.2753	0.58551	0.41449	87	4.9896	0.09979	0.90021
33	28.8934	0.57787	0.42213	88	4.6938	0.09388	0.90612
34	28.5061	0.57012	0.42988	89	4.4116	0.08824	0.91176
35	28.1130	0.56226	0.43774	90	4.1434	0.08287	0.91713
36	27.7141	0.55428	0.44572	91	3.8884	0.07777	0.92223
37	27.3097	0.54619	0.45381	92	3.6466	0.07293	0.92707
38	26.8994	0.53799	0.46201	93	3.4183	0.06837	0.93163
39	26.4839	0.52968	0.47032	94	3.2025	0.06405	0.93595
40	26.0634	0.52127	0.47873	95	2.9990	0.05998	0.94002
41	25.6378	0.51276	0.48724	96	2.8081	0.05616	0.94384
42	25.2075	0.50415	0.49585	97	2.6290	0.05258	0.94742
43	24.7716	0.49543	0.50457	98	2.4609	0.04922	0.95078
44	24.3311	0.48662	0.51338	99	2.3029	0.04606	0.95394
45	23.8859	0.47772	0.52228	100	2.1585	0.04313	0.95687
46	23.4357	0.46871	0.53129	101	2.0179	0.04036	0.95964
47	22.9813	0.45963	0.54037	102	1.8901	0.03780	0.96220
48	22.5224	0.45045	0.54955	103	1.7637	0.03527	0.96473
49	22.0589	0.44118	0.55882	104	1.6474	0.03295	0.96705
50	21.5904	0.43181	0.56819	105	1.5329	0.03066	0.96934
51	21.1171	0.42234	0.57766	106	1.3908	0.02782	0.97218
52	20.6390	0.41278	0.58722	107	1.2303	0.02461	0.97539
53	20.1567	0.40313	0.59687	108	0.9756	0.01951	0.98049
54	19.6709	0.39342	0.60658	109	0.4902	0.00980	0.99020