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Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

GARLAND TOWNS, JR. and LINDA TOWNS, Plaintiffs, v. HENRIETTA TOWNS, ANNE LAIN, WILLIAM LAIN CHAMBERLAIN, ROBERT A. CHAMBERLAIN, JR., CAROLINE YOUNG, BUDDY "JACKIE" TOWNS, GARY TOWNS, JOE TOWNS, CHARLENE WARF, PATRICIA TOWNS, DARYL TOWNS, THOMAS CLIFFORD TOWNS, UNKNOWN HEIRS AT LAW AND/OR BENEFICIARIES OF SAMUEL ORVILLE TOWNS, MATTIE TOWNS, ALMA TOWNS LAIN, WILLIAM B. LAIN, JEAN CHAMBERLAIN, ROBERT A. CHAMBERLAIN, SR., CLIFFORD TOWNS, BUFORD TOWNS, LANG TOWNS, HENRY FRANKLIN TOWNS, JESSIE RAY TOWNS, MILLARD TOWNS, MARIE TOWNS, GARLAND TOWNS, SR., RAY TOWNS, and UNKNOWN HEIRS AT LAW AND/OR BENEFICIARIES OF THE ABOVE DEFENDANTS, Defendants.	F-0-9 Case No. 12-1706-II BY INTERCHANGE NOTICE OF ENTRY REQUESTED TT 2014 OCT 27 AM 11:53

FINAL ORDER

This cause came to be heard on the 8th day of August, 2014, before the Honorable Thomas Brothers, Judge of the Sixth Circuit Court for Davidson County, Tennessee, by interchange, upon the request of Plaintiffs to approve the terms of the parties' settlement agreement.

After hearing from counsel for the parties and considering the evidence, the Court hereby finds Plaintiffs' Motion to be well-taken and, therefore, respectfully GRANTS the same.

BILL GARRETT, Davidson County
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Fees:57.00 Taxes:0.00
20150407-0030263

Accordingly, the Court hereby **ORDERS, ADJUDGES AND DECREES** as follows:

1. Plaintiffs have complied with Tennessee Code Annotated §§ 29-29-102 and 103.

2. Other than the potential heirs at law and/or beneficiaries discussed in paragraph 3, below, the only living heirs at law and/or beneficiaries of Samuel Orville Towns, Mattie Towns, Alma Towns Lain, William B. Lain, Jean Chamberlain, Robert A. Chamberlain, Sr., Clifford Towns, Buford Towns, Lang Towns, Henry Franklin Towns, Millard Towns, Marie Towns, Garland Towns, Sr. and Ray Towns are: Henrietta Towns, Anne Lain, William Lain Chamberlain, Robert A. Chamberlain, Jr., Caroline Young, Buddy "Jackie" Towns, Gary Towns, Joe Towns, Charlene Warf, Garland Towns, Jr., Linda Towns, Patricia Towns, Daryl Towns and Thomas Clifford Towns.

3. Said Samuel Orville Towns and Mattie Towns had a son named Jesse Ray Towns. Said Jesse Ray Towns may have heirs at law and/or beneficiaries who are alive (collectively, the "Jesse Ray Towns Family"). However, after an exhaustive search and investigation, the exact names and whereabouts of the Jesse Ray Towns Family are unknown.

4. An equitable lien in favor of the Jesse Ray Towns Family is granted on the following tracts: Map-Parcel: 004-00-0-061.00; Map-Parcel: 005-00-0-001.00; Map-Parcel: 005-00-0-010.00; Map-Parcel: 005-00-0-035.00; Map-Parcel: 008-00-0-054.00; Map-Parcel: 008-00-0-057.00; Map-Parcel: 008-00-0-097.00; Map-Parcel: 009-00-0-018.00; and Map-Parcel: 009-00-0-019.00, as referenced by Davidson County, Tennessee, on the date of entry of this Final Order (collectively, "Tracts 1 - 9"). Said lien on Tracts 1 - 9 shall be in the amount of $44,000.00. Said lien shall secure the Jesse Ray Towns Family's ability to petition the Court, for a period of ten (10) years from the date of entry of this Final Order, to request that one or more tracts of Tracts 1 - 9 be judicially sold and the lien amount remitted to the Jesse Ray Towns Family. Garland Towns, Jr., Linda Towns,

Henrietta Towns, Daryl Towns and Thomas Clifford Towns shall execute and record any and all documents and instruments necessary to evidence said lien on Tracts 1 - 9.

5. An equitable lien in favor of the Jesse Ray Towns Family is also granted on the following tracts: Map-Parcel: 004-00-0-059.00; Map-Parcel: 008-00-0-053.00; Map-Parcel: 009-00-0-007.00; and Map-Parcel: 009-00-0-031.00, as referenced by Davidson County, Tennessee, on the date of entry of this Final Order (collectively, the "Joe Towns Tracts"). Said lien on the Joe Towns Tracts shall be in the amount of $6,000.00. Said lien shall secure the Jesse Ray Towns Family's ability to petition the Court, for a period of ten (10) years from the date of entry of this Final Order, to request that one or more tracts of the Joe Towns Tracts be judicially sold and the lien amount remitted to the Jesse Ray Towns Family. Caroline Young, Buddy "Jackie" Towns, Gary Towns and Joe Towns shall execute and record any and all documents and instruments necessary to evidence said lien on the Joe Towns Tracts. (Tracts 1 - 9 and the Joe Towns Tracts shall be collectively referred to herein as the "Towns Tracts.")

6. Other than the equitable liens discussed in paragraphs 4 and 5, above, the Jesse Ray Towns Family is divested of any and all rights and interests in and to the Towns Tracts.

7. Anne Lain is granted a judgment against Plaintiffs, in the amount of $25,000.00. Said judgment shall not accrue post-judgment interest until January 31, 2015.

8. William Lain Chamberlain is granted a judgment against Plaintiffs, in the amount of $12,500.00. Said judgment shall not accrue post-judgment interest until January 31, 2015.

9. Robert A. Chamberlain, Jr. is granted a judgment against Plaintiffs, in the amount of $12,500.00. Said judgment shall not accrue post-judgment interest until January 31, 2015.

10. Daryl Towns and Thomas Clifford Towns, as joint tenants with the right of survivorship, are the sole fee simple owners of the following tracts: Map-Parcel: 005-00-0-010.00 ("Tract 3"); Map-Parcel: 008-00-0-057.00 ("Tract 6"); and Map-Parcel: 008-00-0-097.00 ("Tract 7"), as referenced by Davidson County, Tennessee, on the date of entry of this Final Order. Henrietta Towns, Anne Lain, William Lain Chamberlain, Robert A. Chamberlain, Jr., Caroline Young, Buddy "Jackie" Towns, Gary Towns, Joe Towns, Charlene Warf, Garland Towns, Jr., Linda Towns, Patricia Towns and the Jesse Ray Towns Family are divested of any and all rights and interests in and to Tracts 3, 6, and 7. Said Henrietta Towns, Anne Lain, William Lain Chamberlain, Robert A. Chamberlain, Jr., Caroline Young, Buddy "Jackie" Towns, Gary Towns, Joe Towns, Charlene Warf, Garland Towns, Jr., Linda Towns and Patricia Towns shall execute and record any and all documents and instruments necessary to clarify and further evidence Daryl Towns' and Thomas Clifford Towns' sole fee simple ownership of Tracts 3, 6, and 7.

11. Garland Towns, Jr., Linda Towns and Henrietta Towns, as joint tenants with the right of survivorship, are the sole fee simple owners of the following tract: Map-Parcel: 004-00-0-061.00, as referenced by Davidson County, Tennessee, on the date of entry of this Final Order ("Tract 1"). Anne Lain, William Lain Chamberlain, Robert A. Chamberlain, Jr., Caroline Young, Buddy "Jackie" Towns, Gary Towns, Joe Towns, Charlene Warf, Patricia Towns, Daryl Towns, Thomas Clifford Towns and the Jesse Ray Towns Family are divested of any and all rights and interests in and to Tract 1. Said Anne Lain, William Lain Chamberlain, Robert A. Chamberlain, Jr., Caroline Young, Buddy "Jackie" Towns, Gary Towns, Joe Towns, Charlene Warf, Patricia Towns, Daryl Towns and Thomas Clifford Towns shall execute and record any and all documents and instruments necessary

to clarify and further evidence Garland Towns, Jr.'s, Linda Towns' and Henrietta Towns' sole fee simple ownership of Tract 1.

12. Garland Towns, Jr. and Linda Towns are the sole fee simple owners of the following tracts: Map-Parcel: 005-00-0-001.00 ("Tract 2"); Map-Parcel: 005-00-0-035.00 ("Tract 4"); Map-Parcel: 008-00-0-054.00 ("Tract 5"); Map-Parcel: 009-00-0-018.00 ("Tract 8"); and Map-Parcel: 009-00-0-019.00 ("Tract 9"), as referenced by Davidson County, Tennessee, on the date of entry of this Final Order. Henrietta Towns, Anne Lain, William Lain Chamberlain, Robert A. Chamberlain, Jr., Caroline Young, Buddy "Jackie" Towns, Gary Towns, Joe Towns, Charlene Warf, Patricia Towns, Daryl Towns, Thomas Clifford Towns and the Jesse Ray Towns Family are divested of any and all rights and interests in and to Tracts 2, 4, 5, 8 and 9. Said Henrietta Towns, Anne Lain, William Lain Chamberlain, Robert A. Chamberlain, Jr., Caroline Young, Buddy "Jackie" Towns, Gary Towns, Joe Towns, Charlene Warf, Patricia Towns, Daryl Towns and Thomas Clifford Towns shall execute and record any and all documents and instruments necessary to clarify and further evidence Garland Towns, Jr.'s and Linda Towns' sole fee simple ownership of Tracts 2, 4, 5, 8 and 9.

13. Caroline Young, Buddy "Jackie" Towns, Gary Towns, Joe Towns are the sole fee simple owners of the following tracts: Map-Parcel: 004-00-0-059.00; Map-Parcel: 008-00-0-053.00; Map-Parcel: 009-00-0-007.00; and Map-Parcel: 009-00-0-031.00, as referenced by Davidson County, Tennessee, on the date of entry of this Final Order (also referred to as the "Joe Towns Tracts"). Henrietta Towns, Anne Lain, William Lain Chamberlain, Robert A. Chamberlain, Jr., Charlene Warf, Garland Towns, Jr., Linda Towns, Patricia Towns, Daryl Towns, Thomas Clifford Towns and the Jesse Ray Towns Family are divested of any and all rights and interests in and to the

Joe Towns Tracts. Said Henrietta Towns, Anne Lain, William Lain Chamberlain, Robert A. Chamberlain, Jr., Charlene Warf, Garland Towns, Jr., Linda Towns, Patricia Towns, Daryl Towns and Thomas Clifford Towns shall execute and record any and all documents and instruments necessary to clarify and further evidence Caroline Young's, Buddy "Jackie" Towns', Gary Towns', Joe Towns' sole fee simple ownership in the Joe Towns Tracts.

14. For Tracts 1 - 9, Henrietta Towns, Anne Lain, William Lain Chamberlain, Robert A. Chamberlain, Jr., Caroline Young, Buddy "Jackie" Towns, Gary Towns, Joe Towns, Charlene Warf, Patricia Towns, Daryl Towns and Thomas Clifford Towns shall assign any and all rights and interests in and to the tobacco credit program administered by the United States Department of Agriculture and/or the Commodity Credit Corporation to Garland Towns, Jr. and Linda Towns. Said persons shall assist Garland Towns, Jr. and Linda Towns in receiving any and all monies due from said program for Tracts 1 - 9.

15. For the Joe Towns Tracts, Henrietta Towns, Anne Lain, William Lain Chamberlain, Robert A. Chamberlain, Jr., Charlene Warf, Garland Towns, Jr., Linda Towns, Patricia Towns, Daryl Towns and Thomas Clifford Towns shall assign any and all rights and interests in and to the tobacco credit program administered by the United States Department of Agriculture and/or the Commodity Credit Corporation to Caroline Young, Buddy "Jackie" Towns, Gary Towns and Joe Towns. Said persons shall assist Caroline Young, Buddy "Jackie" Towns, Gary Towns and Joe Towns in receiving any and all monies due from said program for the Joe Towns Tracts.

16. After an inspection and survey to determine the exact location and measurements, which must be completed and recorded with the Davidson County Register's Office within 24 months of entry of this Final Order, Tracts 1 - 9 shall be granted no more than two (2) perpetual

appurtenant easements over and across the Joe Towns Tracts. Garland Towns, Jr. and Linda Towns are responsible for the cost and expense of said inspection and survey.

17. After an inspection and survey to determine the exact location and measurements, which must be completed and recorded with the Davidson County Register's Office within 24 months of entry of this Final Order, the Joe Towns Tracts shall be granted no more than one (1) perpetual appurtenant easement over and across Tracts 1 - 9. Caroline Young, Buddy "Jackie" Towns, Gary Towns and Joe Towns are responsible for the cost and expense of said inspection and survey.

18. Garland Towns, Jr. and Linda Towns are responsible for any and all court costs for this action. Garland Towns, Jr. and Linda Towns are also responsible for the fees and expenses of A. Michelle Poss, Esq. and R. Barry Gearon, Esq.

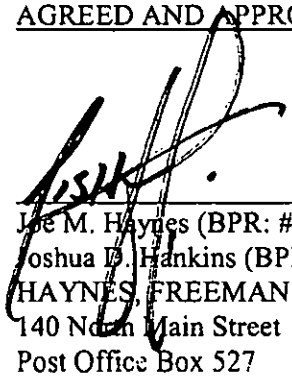
19. This Final Order shall be considered a final judgment for purposes of Tennessee Rules of Civil Procedure Rule 54.

ENTERED this the _____ day of _____, 2014.

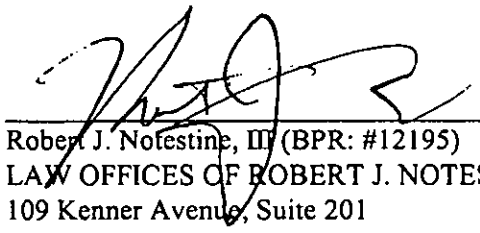
JUDGE THOMAS BROTHERS
BY INTERCHANGE

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 10 DAY OF DEC 2014
CRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY

AGREED AND APPROVED FOR ENTRY:



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CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Final Order has been forwarded to the below-listed interested parties, on this 8 day of October, 2014.

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COPIES TO ATTORNEYS AND PRO SE LITIGANTS
AT THE ABOVE ADDRESSES
DATE 10-23-14 CLERK J.L