IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

FILED
JUL 07 2017
RICHARD R. ROOKER, Clerk
By D.C.

IN RE:	)	
	)	
ESTATE OF	)	
MORRIS STEELE CUNNINGHAM,	)	**DOCKET NO. 16P-368**
Deceased.	)	

ORDER

This cause came on to be heard on the 7th day of July, 2016, before the Honorable David R. Kennedy, Judge, upon the motion to approve the settlement agreement entered into between Derenda Renette Corder, Delcinia Costa, and the Administrator of the Estate of Morris Steele Cunningham. The Court has reviewed the Motion and Settlement Agreement attached to the motion and the entire file and finds as follows:

This matter was initiated when filed a complaint to contest the Will presented for probate by Delcinia Costs. The substantial assets in the estate include $41,121 representing the liquidation of personalty and three parcels of real property, being 3215 Clifton Avenue, Nashville, TN, 37206; 311 Neill Avenue, Nashville, TN, 37206; and 714 -28th Avenue North, Nashville, TN, 37206.

The proposed settlement agreement provides that **Derenda Corder** will receive $8,000 from the residuary estate and fee interest in **3215 Clifton Avenue, Nashville, TN, 37206**, more fully described as follows:

> Being Lot No. 68 on the map of G.E. Jackson Subdivision as of the Marable Lot, as of record in Book 161, Page 86, Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 1702 ORDER
09/18/2017 11:08:58 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20170918-0095137

Said Lot No. 68 fronts 39 feet on the southerly side of Clifton Pike and runs back between parallel lines, 115 feet to an alley.

Being the same property conveyed to U. S. Bank National Association, as Trustee for the Structured Asset Securities Corporation Mortgage Loan Trust 2006-NCI by its duly authorized attorney in fact Wells Fargo Bank N.A. by Special Warranty Deed to Morris S. Cunningham filed as instrument number 20080924-0097080.

The Administrator is authorized to pay Ronald Nevin $750 in legal fees to remove the tenants from the Clifton Avenue property.

The proposed settlement agreement provides that **Delcinia Costa** will receive the remainder of funds in the residuary estate after payment of administration expenses, court costs, and claims and the fee interests in real estate located at **311 Neil Avenue, Nashville, TN, 37206** more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for said County.

Said Lot No. 187 fronts 50 feet on the easterly side of Neill Avenue and runs back between parallel lines 170 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Morris S. Cunningham by Warranty Deed from Rachel D. Goodrich Thompson and Florence L. Goodrich Russell and Heirs at Law of Robert Goodrich, of record in Book 10479, page 845, Register's Office for said County.

and **714 -28th Avenue North, Nashville, TN, 37206**, more fully described as follows:

Being Lot No. 8 on the Plan of A. Roth's Subdivision of Lot No. 22 in Boyd McNairy's Addition to Nashville, of record in Book 57, page 147, register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the easterly side of 28th Avenue North, formerly Barrow Street and runs back between parallel lines 116 feet to an alley.

Being the same property conveyed to Morris S. Cunningham, a single person, from Diane Sparks Stokes, a married person, by Quitclaim Deed of record as instrument no. 20151208-0123418.

The parties will bear their own costs and attorney fees relating to the Estate of Morris Steele Cunningham. It is therefore,

ORDERED, ADJUDGED and **DECREED** that the Court approves the proposed settlement agreement and Orders that the Settlement Agreement shall become effective as of the date of the entry of this Order.

ENTER THIS 7 DAY OF JULY, 2017.

RANDY KENNEDY, JUDGE

APPROVED FOR ENTRY:

PEGGY D. MATHES #5741
Administrator
20 Academy Place
Nashville, TN 37210
(615) 251-6968

CERTIFICATE OF SERVICE

I the undersigned do hereby certify that on the date listed below I forwarded a copy of the above document to the parties listed below by U.S. Mail, postage paid, first class, fax, hand delivered, or by other acceptable electronic means to the following:

James Bryan Lewis, Esq
Attorney for Delcinia C. Costa
One Washington Square, Suite 103
214 Second Avenue North
Nashville, TN 37201

Ronald K. Nevin, Esq.
Attorney for Derenda Corder
404 James Robertson Pkwy., #1850
Nashville, TN 37219

Peggy D Mathes

Peggy D. Mathes
Date: July 7, 2017

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the ORDER heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 07 day of JULY, 2017, in Docket Number 16P368, IN RE: CUNNINGHAM, MORRIS STEELE ET.AL, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 07 day of JULY in the year 2017 and in the 241 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]