IN THE TWELFTH JUDICIAL DISTRICT OF TENNESSEE
IN THE CIRCUIT COURT OF MARION COUNTY

2009 AUG 14 PM 3 51

FRED BAXTER,	)	
	)	
Plaintiff,	)	
	)	
vs.	)	**Case No. 17625**
	)	
EVELYN KAY BAXTER,	)	
	)	
Defendant.	)	

FINAL DECREE OF DIVORCE

This cause came to be heard on the 2nd day of April, 2009 before the Honorable Thomas W. Graham, Circuit Court Judge, sitting at Jasper, Marion County, Tennessee, upon the Complaint for Divorce filed by the Plaintiff, Fred Baxter, (hereinafter "Mr. Baxter") and the Answer and Counter-Complaint filed by the Defendant, Evelyn Kay Baxter, (hereinafter "Ms. Baxter). Present before the Court was Plaintiff, Defendant, various witnesses and counsel for each party. Based upon the agreement announced by counsel and confirmation of said agreement under oath by the parties, the Court finds as follows:

1. That the parties will be declared divorce pursuant to stipulated grounds and as set forth at *Tennessee Code Annotated* §36-4-121(b).
2. That all tobacco checks will be awarded to Mr. Baxter.
3. That the funds currently held by attorney David L. Shinn, Jr., which consist of revenues generated from the real property, will be divided equally between the parties.
4. That the parties jointly own real estate in Joelton, Tennessee, consisting of seventeen (17) acres, more or less. The parties agree that said real estate will be divided as follows:

Karen Johnson Davidson County
Batch# 1009361 DEEDDIV
05/31/2023 12:14:18 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230531-0040993

I, LONNA HE[illegible]ON, CLERK OF THE CIRCU[illegible]SIONS COURT OF MARIO[illegible]Y, TENNESSEE, CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THIS ORIGINAL DOCUMENT FILED IN THIS OFFICE.
THIS 25 DAY OF May, 2023
( ) CLERK (✓) DEPUTY CLERK

A. Ms. Baxter will receive the twelve acres and pole barn, which is subject to an ownership interest of Kenneth Wood and Marie Pottinger.

B. Mr. Baxter will receive the remaining five (5) acres and trailer.

C. Mr. Baxter will be responsible for the costs associated with the preparation of the survey to divide the property pursuant to 4 (A) and (B) herein above and illustrative drawing presented in court and attached hereto as Exhibit "A".

5. That each party is equally responsible for the mortgage remaining on the above described property with an approximate balance of Thirteen Thousand ($13,000.00) Dollars. Within ninety (90) days, each party agrees to remit one-half (½) of the balance of said mortgage, which will cause the property to be unencumbered. Thereafter, each party will execute a Quit-Claim Deed conveying their respective interests in the property pursuant to items 4 (A) and (B) above upon completion of the survey and satisfaction of the mortgage.

6. Any insurance due; repairs needed, etc., heretofore required on the trailer, will be the responsibility of Mr. Baxter. However, any insurances due on the real property described in Paragraph 4 will be paid by the parties on a pro rata basis, according to each party's ownership interest, pending prompt completion of a survey and immediate execution of Quit-Claim deeds.

7. Mr. Baxter is solely responsible for the judgement on the F150 from Ford Motor Credit. Mr. Baxter agrees to indemnify and hold Ms. Baxter harmless for any debt obligation or costs arising as it relates to the F150.

8. Ms. Baxter is solely responsible for the judgement on the 2003 Ford Explorer from

Ford Motor Credit. Ms. Baxter agrees to indemnify and hold Mr. Baxter harmless for any debt obligation or costs arising as it relates to the Ford Explorer.

9. Mr. Baxter will receive the 1997 Green 4-Wheeler.

10. That each party is responsible for their respective attorney fees and court costs.

IT IS SO ORDERED.

Enter this the 10th day of August, 2009 *nunc pro tunc* to April 2, 2009.

THOMAS W. GRAHAM
CIRCUIT COURT JUDGE

APPROVED FOR ENTRY:

DAVID L. SHINN, JR.

By: David L. Shinn, Jr. By perm MTB

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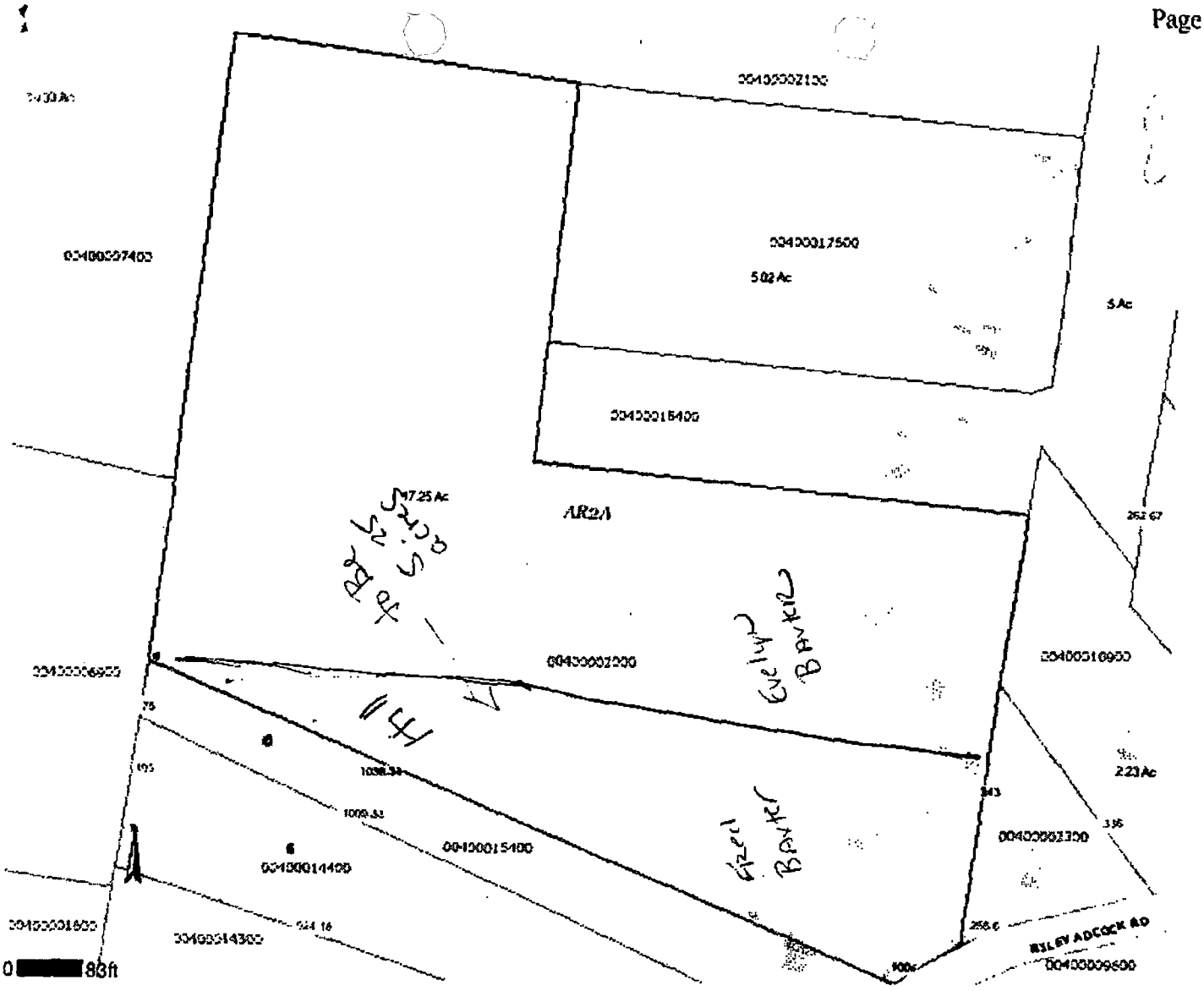


EXHIBIT
A

http://www3.nashville.org/output/property_hobvmpcie02473623845274.jpg

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