

IN THE CHANCERY COURT FOR KNOX COUNTY, TENNESSEE

TENNESSEE EASTERN SECOND)
ECCLESIASTICAL JURISDICTION,)
CHURCH OF GOD IN CHRIST, INC. and)
CHURCH OF GOD IN CHRIST, INC.,)

2016 FEB 18 PM 12:17

HOWARD G. HOGAN

Plaintiffs,

vs.


No. 190404-2

DONALD LEE DERRICKSON;)
HAROLD THOMAS DAVIS, JR., Trustee;)
THOMAS WATSON, SR., Trustee;)
LISA MASON, Trustee;)
GREATER FIRST CHURCH OF)
GOD IN CHRIST, INC.;)
BISHOP THOMAS L. HOLSEY;)
E. RICHARDS BRABHAM, III, Trustee;)
and KENNERLY, MONTGOMERY)
AND FINLEY, P.C.,)

Defendants.

ABSTRACT AND NOTICE OF LIEN LIS PENDENS

Pursuant to Tenn. Code. Ann. § 20-3-101, *et seq.*, notice is hereby given that ^{Plaintiffs,} Tennessee Eastern Second Ecclesiastical Jurisdiction, Church of God in Christ, Inc. and Church of God in Christ, Inc. have filed ^{on Feb 17, 2016,} a Verified Amended Complaint in the Chancery Court of Knox County, Tennessee, No. 190404-2, against ^{Defendants,} Donald Lee Derrickson; Harold Thomas Davis, Jr., in his purported role as Trustee of Greater First Church of God in Christ; Thomas Watson, Sr., in his purported role as Trustee of Greater First Church of God in Christ; Lisa Mason, in her purported role as Trustee of Greater First Church of God in Christ; Greater First Church of God in Christ, Inc.; Bishop Thomas L. Holsey; E. Richards Brabham, III, Trustee; Kennerly, Montgomery and Finley, P.C., asserting that Donald Lee Derrickson; Harold Thomas Davis, Jr., in his purported


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role as Trustee of Greater First Church of God in Christ; Thomas Watson, Sr., in his purported role as Trustee of Greater First Church of God in Christ; Lisa Mason, in her purported role as Trustee of Greater First Church of God in Christ; Greater First Church of God in Christ, Inc.; Bishop Thomas L. Holsey; E. wrongfully granted a Deed of Trust in certain real property in Knox County, as described below, to Richards Brabham, III, Trustee, and Kennerly, Montgomery and Finley, P.C., and asking the Court to declare the Deed of Trust to be void and unenforceable and to further declare that, under the terms of the governing Warranty Deed, the subject real property, as described below, cannot be transferred or encumbered without the written consent of Bishop James M. Scott, Sr., the Prelate/Jurisdictional Bishop for the Tennessee Eastern Second Ecclesiastical Jurisdiction and overseer of the local churches in the jurisdiction, including Greater First Church of God in Christ. The Verified Amended Complaint was filed on February 17, 2016 and ^{CARRIES No. 190404-2} is styled as Tennessee Eastern Second Ecclesiastical Jurisdiction, Church of God in Christ, Inc. and Church of God in Christ, Inc. v. Donald Lee Derrickson; Harold Thomas Davis, Jr., Trustee; Thomas Watson, Sr., Trustee; Lisa Mason, Trustee; Greater First Church of God in Christ, Inc.; Bishop Thomas L. Holsey; E. Richards Brabham, III, Trustee; Kennerly, Montgomery and Finley, P.C.

Plaintiffs claim Defendants,

As of February 16, 2016, ^{Plaintiffs,} Donald Lee Derrickson; The Trustees of Greater First Church of God in Christ; Greater First Church of God in Christ, Inc.; Bishop Thomas L. Holsey; E. Richards Brabham, III, Trustee; Kennerly, Montgomery and Finley, P.C. are indebted to Tennessee Eastern Second Ecclesiastical Jurisdiction, Church of God in Christ, Inc. and Church of God in Christ, Inc. ^{Plaintiffs,} for damages for wrongfully encumbering title to the subject property, plus all relief requested in the Verified Amended Complaint, including but not limited to attorneys' fees, expenses, per diem charges and interest accruing after November 9, 2015.

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Notice is further given that Tennessee Eastern Second Ecclesiastical Jurisdiction, Church of God in Christ, Inc. and Church of God in Christ, Inc. claim a lien lis pendens upon the following pieces of real property, which are legally described as follows:

TRACT ONE:

SITUATED in District No. Five of Knox County, Tennessee and within the 22nd Ward of the City of Knoxville and being particularly described as Lot Numbers One (1), Two (2), and Three (3) in Block Six (6) as shown on map of Reese Place Addition to Knoxville, Tennessee, said lots front 50 feet each on the north side of Hart Avenue and run back between parallel line 113 feet to an alley.

BEING the same property conveyed to C.W. Smith, W.E. Hopkins and J.B. Green, Trustees of Euclid Avenue Baptist Church by Warranty Deed dated June 15, 1925 of record in Deed Book 420, page 231, in the Register's Office for Knox County, Tennessee.

TRACT TWO:

SITUATED in District No. Five of Knox County, Tennessee and within the 22nd Ward of the City of Knoxville and being more fully described as Lot Number Twelve (12) in Block Six (6) of Reece Place Addition and fronting fifty feet on the south side of Euclid Avenue and running back in depth (110) One Hundred Ten Feet to an alley as shown on map in office of said real estate company, said lot being a common lot and situated on the southeast corner of Euclid Avenue and Sixteenth Street.

BEING the same property conveyed to J.R. Brooks, I.R. Powell and Jessie Morrison, Trustees, West Knoxville, Missionary Baptist Church by Warranty Deed dated October 2, 1900, of record in Deed Book 107, page 107, in the Register's Office for Knox County, Tennessee.

EXCEPTED from said property is outsale to State of Tennessee for highway purposes as recorded in Deed Book 1158, page 399, in the Register's Office for Knox County, Tennessee.

TRACT THREE:

SITUATED in District No. Five of Knox County, Tennessee and within the 22nd Ward of the City of Knoxville and being more fully described as Lot Number Thirteen (13) in Block Six (6) of Reece Place Addition as shown by plat in the office of the Knoxville Real Estate Company, said lot or parcel of land being more particularly described and bounded as follows: Beginning on the southern side of Euclid Avenue at a point 50 feet eastwardly from the corner stone marking the intersection of the southern line of the intersection of Euclid Avenue and the eastern line of Sixteenth Street; thence eastwardly along the southern side of Euclid Avenue 50 feet to a stake thence southwardly and in a direction at right angles with the southern side of Euclid



Avenue 110 feet to an alley; thence westwardly along the northern side of said alley 50 feet to a stake at the southeast corner of West Knoxville Baptist Church lot; then northwardly along the eastern side of said lot and a direction at right angles with Euclid Avenue 110 feet to the southern side of said Euclid Avenue, at the point of beginning.

BEING the same property conveyed to W.M. York, J.L. Harper and J.B. Roop, Trustees of the Euclid Avenue Baptist Church by Warranty Deed dated November 18, 1911 of record in Deed Book 267, page 308, in the Register's Office for Knox County, Tennessee.

TRACT FOUR:

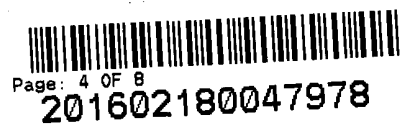
SITUATED in District No. Five of Knox County, Tennessee and within the 22nd Ward of the City of Knoxville and being more fully described as being part of Lot Number Thirteen (13) in Block Six (6) of Reece Place Addition as shown by plat in the office of the Knoxville Real Estate Company, said lot or parcel of land being more particularly described and bounded as follows: Beginning on the southern side of Euclid Avenue to a point fifty-one (51) feet eastwardly from the corner stone marking the intersection of the southern line of the intersection of Euclid Avenue and the eastern line of Sixteenth Street; thence eastwardly along the south line of Euclid Avenue forty nine (49) feet to a stake; thence southwardly and in a direction at right angles with the southern side of Euclid Avenue one hundred ten (110) feet to an alley; thence westwardly along the northern side of said alley forty-nine (49) feet to a stake at the southeast corner of Euclid Avenue Baptist Church lot; thence northwardly along the eastern corner of Euclid Avenue Baptist Church lot; thence northwardly along the eastern side of said lot and a direction at right angles with Euclid Avenue one hundred ten (110) feet to the southern side of said Euclid Avenue at the point of beginning; being forty-nine (49) feet of the eastern part of Lot 13 in Block 6.

BEING the same property conveyed to Euclid Avenue Baptist Church, J.E. Ellis, I.A. Tatum and Gee Parker, Trustees by Warranty Deed dated December 25, 1918, of record in Deed Book 318, page 04, in the Register's Office of Knox County, Tennessee.

TRACT FIVE:

SITUATED in District No. Five of Knox County, Tennessee and within the 22nd Ward of the City of Knoxville and being more fully described as Lot Number Fourteen (14) in Block Six (6) of Reece Place Addition and being more particularly described as follows:

Commencing at a stake in the southerly margin of Euclid Avenue one hundred (100) feet, more or less, from the intersection of the south line of Euclid Avenue and the eastern line of 16th Street, running thence in an easterly direction with Euclid Avenue fifty (50) feet; running thence in a southerly direction and perpendicularly to Euclid Avenue one hundred and ten (110) feet, more or less, to an alley; thence in a westerly direction with said alley fifty (50) feet to a stake; thence a direct line to the beginning being the same property conveyed to parties of the first part by S.V. Carter by deed bearing date of October 2, 1922.



BEING the same property conveyed to S.A. Lower, S.M. Ogle and L.T. Smith, Trustees of the Euclid Avenue Baptist Church by Warranty Deed dated December 21, 1923, of record in Deed Book 369, page 336, in the Register's Office for Knox County, Tennessee.

TRACT SIX:

SITUATED in District No. Five of Knox County, Tennessee and within the 22nd Ward of the City of Knoxville and being more fully described as Lot Number Fifteen (15) in Block Six (6) of Reece Place Addition and more particularly described as follows, to-wit:

BEGINNING at a stake in the southerly line of Euclid Avenue, one hundred and fifty (150) feet, more or less eastwardly from the intersection of the said southerly line of Euclid Avenue and the easterly line of Sixteenth Street; running thence with Euclid Avenue eastwardly fifty (50) feet; thence southwardly at a right angle to Euclid Avenue one hundred and ten (110) feet more or less to an alley; thence westwardly with said alley fifty (50) feet; thence northwardly parallel with the second line one hundred and ten (110) feet more or less to the point of beginning; being lot number fifteen (15) in Block Six (6) in the Reese Addition to the City of Knoxville.

BEING the same property conveyed to Carl B. Slover, Floyd Roach and Jay T. Ogle, Trustees of the Euclid Avenue Baptist Church by Warranty Deed dated February 15, 1962, of record in Deed Book 1196, page 241, in the Register's Office for Knox County, Tennessee.

TRACT SEVEN:

SITUATED in District No. Five of Knox County, Tennessee and within the 22nd Ward of the City of Knoxville and being more fully described as Lot Number Sixteen (16) in Block Six (6) of Reece Place Addition as shown on the map of the same of record in Map Book 3, page 141 in the Register's Office for Knox County, Tennessee, said property being bounded and described as shown on map of aforesaid addition to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Lonnie Bowling, Joe Rhodes, and G.C. Hoffner, Trustees of Euclid Avenue Baptist Church and their successors as Trustees by Warranty Deed dated July 11, 1972, of record in Deed Book 1484, page 147, in the Register's Office for Knox County, Tennessee.

TRACT EIGHT:

SITUATED in District No. Five of Knox County, Tennessee and within the 22nd Ward of the City of Knoxville and being more fully described as Lot Number Seventeen (17) in Block Six (6) of Reece Place Addition to Knoxville, Tennessee, said lot fronting 50 feet on the south side of Euclid Avenue and extending back between parallel lines one hundred and ten (110) feet to an alley, and improved with dwelling bearing City No. 1920 Euclid Avenue, Knoxville, Tennessee.

BEING the same property conveyed to Carl Slover, Joe Evans and William Fair, and their successors in office of Trustees of Euclid Avenue Baptist Church, by Warranty Deed dated May



5, 1966 of record in Deed Book 1322, page 819, in the Register's Office for Knox County, Tennessee.

TRACT NINE:

SITUATED in District No. Five of Knox County, Tennessee and within the 22nd Ward of the City of Knoxville and being more fully described as Lot Numbers Four (4) in Block Six (6) of Reece Place Addition to the City of Knoxville, Tennessee as shown by map of said addition of record in Map Book 3, page 141, in the Register's Office of Knox County, Tennessee, said lot being more particularly bounded and described as shown on the record map aforesaid to which said map specific reference is made for a more particularly description of said Lot.

BEING the same property conveyed to Carl B. Slover, Floyd Roach, and Jay T. Ogle, Trustees of the Euclid Avenue Baptist Church, by Warranty Deed dated February 27, 1962, of record in Deed Book 1199, page 243 in the Register's Office for Knox County, Tennessee.

TRACT TEN:

SITUATED in District No. Five of Knox County, Tennessee and within the 22nd Ward of the City of Knoxville and being more fully described as Lot Number Five (5) in Block Six (6) of Reece Place Addition to Knoxville, Tennessee, fronting 50 feet on the north side of Hart Avenue, now known as Sutherland Avenue, and extending back therefrom in a northerly direction and between parallel lines 110 feet to an alley, as shown by map of said addition of record in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Carl B. Slover, Joseph B. Evans and Floyd Roach, Trustees of the Euclid Avenue Baptist Church and their successors in office by Warranty Deed dated October 10, 1961, of record in Deed Book 1191, page 43, in the Register's Office for Knox County, Tennessee.

TRACT ELEVEN:

SITUATED in District No. Five of Knox County, Tennessee and within the 22nd Ward of the City of Knoxville and being more fully described as Lot Number Six (s) in Block Six (6) of Reece Place Addition, as shown on the map of the same of record in Map Book 3, page 141, in the Register's Office for Knox County, Tennessee, said lot fronting 50 feet on the north side of Hart Avenue and extending back in a northerly direction between parallel lines, 110 feet to an alley.

BEING the same property conveyed to Horace Hickman, Winter C. Bohannon and William Fair and their successors as trustees of Euclid Avenue Baptist Church, Knoxville, Tennessee, by Warranty Deed dated October 3, 1967, of record in Deed Book 1367, page 523 in the Register's Office for Knox County, Tennessee.



The lien claimed by ^{Plaintiffs,} Tennessee Eastern Second Ecclesiastical Jurisdiction, Church of God in Christ, Inc. and Church of God in Christ, Inc. is for creditor's rights based on fraudulent conveyance of the real estate more particularly described above. ^{Plaintiffs,} Tennessee Eastern Second Ecclesiastical Jurisdiction, Church of God in Christ, Inc. and Church of God in Christ, Inc. ^{Defendants,} contend that Donald Lee Derrickson; Harold Thomas Davis, Jr., in his purported role as Trustee of Greater First Church of God in Christ; Thomas Watson, Sr., in his purported role as Trustee of Greater First Church of God in Christ; Lisa Mason, in her purported role as Trustee of Greater First Church of God in Christ; Greater First Church of God in Christ, Inc.; Bishop Thomas L. Holsey; E. wrongfully granted a Deed of Trust in certain real property in Knox County, as described ^{herein} below, to Richards Brabham, III, Trustee, and Kennerly, Montgomery and Finley, P.C., and Tennessee Eastern Second Ecclesiastical Jurisdiction, Church of God in Christ, Inc. and Church of God in Christ, Inc. ^{to impress} seeks a lien against the defendants for damages for wrongfully encumbering title to the subject property, plus all relief requested in the Verified Amended Complaint, including but not limited to attorneys' fees, expenses, per diem charges and interest accruing after November 9, 2015.

Respectfully Submitted

BAKER, DONELSON, BEARMAN,
CALDWELL & BERKOWITZ, P.C.

By: 

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STATE OF TENNESSEE)
COUNTY OF KNOX)

I, Howard G. Hogan, the Clerk & Master for the Chancery Court of Knox County, Tennessee, do hereby certify that the foregoing Notice and Abstract of Lien *Lis Pendens* correctly describes the names of the parties to said suit, the real estate affected, its ownership, and a brief statement of the nature of the *lis pendens* sought to be fixed in accordance with Tennessee Code Annotated § 20-3-101(a), *as set out in the verified Amended Complaint as styled above filed Feb. 17, 2016 and Cause No. 190404-2.*

GIVEN my hand and official seal, this 18th day of February, 2016.

By: Howard G. Hogan
HOWARD G. HOGAN
CLERK & MASTER

