

Defendant appears to have complied with plaintiff's requests until mid-May, 1981.<sup>2</sup> Plaintiff admitted to receiving Two Hundred Fifty (\$250.00) Dollars in rental income during the time of her convalescence. Plaintiff testified that she personally received rent payments from the Earle Street tenant until mid-May. On May 27, 1981, defendant wrote to plaintiff and acknowledged what apparently was a change of heart on plaintiff's part. Defendant indicated that he knew of plaintiff's desire to sell the River Falls property, and stated that he had sought an attorney's advice in order to prevent plaintiff from selling that land. In the course of the letter, defendant announced his intention to "take things into [his] own hands": "In order to keep you from the strain of handling your money, all rent received from Earle Street will go into an account for you, of which \$150 will be deducted for payment ...". Apparently, defendant was trying to hold plaintiff to her original intent to let defendant distribute the rental income. Defendant testified that he was distressed at his father's newfound openness about his homosexuality, and wrote to plaintiff in order to force plaintiff to be more discreet. Defendant also testified, somewhat inconsistently, that he would not give plaintiff anything because he no longer considered plaintiff as his father. In either event, defendant refused to return any property previously given him by plaintiff. He continued his refusal even after he learned that plaintiff "sold" the River Falls property to a Peggy Gregory of Columbia, South Carolina, in June or July of 1982.

At this juncture, the essence of the controversy is that plaintiff wants to revoke a series of conveyances she had made to defendant, and seeks an accounting from defendant. Defendant's position is that the transfers to him were irrevocable inter vivos gifts.

<sup>2</sup>At least, defendant did not attempt to interfere with plaintiff's receipt of the rental income from the Earle Street property.

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