IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE
PART III

BOOK 5860 PAGE 278

DOBSON & JOHNSON, INC. and DONNA JOHNSON,

Plaintiffs,

vs.

REAL ESTATE CENTER OF CERRITOS, d/b/a REAL ESTATE CENTER, et al.

Defendants,

vs.

G. THOMAS SHIELDS, Trustee, et al.

Third Party Defendants.

No. 81-1024-III

map 43-14 Par 112 JW

FILED 12/30/81 18 328

JUDGMENT

Cross-plaintiff Real Estate Center of Cerritos, d/b/a Real Estate Center, having moved the Court for an order of default judgment as to cross-defendant Lenore Willard (a/k/a Lenore Dziedzic) and it appearing to the Court that an Order of Publication was published in the Nashville Record, pursuant to T.C.A. § 29-6-145, with insertion dates of October 8, 15, 22 and 29, 1981, requiring the appearance of Lenore Willard (a/k/a Lenore Dziedzic); and it also appearing to this Court that Ms. Lenore Willard (a/k/a Dziedzic) has failed to make an appearance in this cause within the time specified, it is

ORDERED ADJUDGED AND DECREED, that a default judgment is granted against Ms. Dziedzic in favor of Real Estate Center of Cerritos and that:

1. All right, title and interest of cross-defendant Lenore Willard (a/k/a Lenore Dziedzic) in certain real property and improvements located at 245 Lanier Drive is hereby divested out of Lenore Willard (a/k/a Lenore Dziedzic) and is vested into cross-plaintiff Real Estate Center of Cerritos, d/b/a Real Estate Center, subject to the rights of any prior lien holders. Said property located at 245 Lanier Drive was conveyed to Lenore Willard by deed from Barbara Yvonne Webb Parks and Craig R. Parks, of record in Book 5705, page 144, Register's Office of Davidson County, Tennessee, and is more particularly described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 24 on the unrecorded map of Margaret L. Dickenson's subdivision and described according to a survey made by Bob Cummings, land surveyor, dated June 14, 1976, as follows:

Beginning at a point in the easterly margin of Lanier Drive at an iron pin, being the common corner of Lots Nos. 23 and 24 (corner to Windsett property); thence with the margin of said street south 30 degrees 15 minutes west 45 feet to a rock retaining wall; thence leaving said margin of said street south 70 degrees 6 minutes east 142.48 feet to an iron pin; thence south 3 degrees 59 minutes west 53.95 feet to an iron pin in the southerly line of Lot No. 24; thence with said southerly line south 86 degrees 01 minutes east 102 feet to a concrete monument, being the southeast corner of Lot No. 24; thence north 6 degrees 42 minutes east 70 feet to an iron pin; being the northeast corner of Lot No. 24; thence north 70 degrees 6 minutes west 231.36 feet to the point of beginning, containing 0.337 acres, more or less.

2. All right, title and interest of cross-defendant Lenore Willard (a/k/a Lenore Dziedzic) in certain real property and improvements located at 507 Waycross Drive, Nashville, Tennessee, is hereby divested out of Lenore Willard (a/k/a Lenore Dziedzic) and is vested into cross-plaintiff Real Estate Center of Cerritos, d/b/a Real Estate Center, subject to the rights of any prior lien holders. Said property located at 507 Waycross Drive is more particularly described as:

Being Lot No. 24 on the Plan of Russ Warm Heights, Section 2, as of record in Book 2083, page 101, Register's Office of Davidson County, Tennessee; being the same property conveyed to Lenore Willard by Gary Feinstein, et ux. by Deed of Record in Book 5716, page 830, Register's Office for Davidson County, Tennessee.

3. All right, title and interest of cross-defendant Lenore Willard (a/k/a Lenore Dziedzic) in certain real property and improvements located at 2319 Eastland Avenue, Nashville, Tennessee, is hereby divested out of Lenore Willard (a/k/a Lenore Dziedzic) and is vested into cross-plaintiff Real Estate Center of Cerritos, d/b/a Real Estate Center, subject to the rights of any prior lien holders. Said property located at 2319 Eastland Avenue is more particularly described as follows:

Being Lot No. 4 on the Plan of Eastland Oaks, Section 1, as of record in Book 4660, page 67, Register's Office of Davidson County, said Lot No. 4 fronts 63.5 feet on the northerly margin of Eastland Avenue and extends back between parallel lines, 200.0 feet to a dead line on the rear on which it measures 63.5 feet. Being the same property conveyed to Lenore Willard by Deed from Johnny C. Brown, III and Shir L. Mishra, and recorded at Book 5721, page 702, Register's Office for Davidson County.

4. All remaining funds attached pursuant to the writs of attachment issued in this cause and deposited with the Clerk and Master, with the exception of $2,000.00, shall be paid by the Clerk and Master to Real Estate Center of Cerritos, d/b/a Real Estate Center. The sum of $2,000.00 shall be retained by the Clerk and Master pending resolution of the counter-complaint filed by Jerry W. Drake and wife, Sherry G. Drake, seeking a judgment in the amount of $2,000.00 against Lenore Willard (Dziedzic) in this cause.

All other matters in this cause are reserved.

Entered this _____ day of _____, 1981.

ROBERT S. BRANDT, CHANCELLOR
Part III

APPROVED FOR ENTRY:

HARWELL BARR MARTIN & SLOAN
A Professional Corporation
Attorneys for Real Estate
Center of Cerritos, Cross-plaintiff

By: _____
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Peter Weiss
Foley & Weiss
Attorney for Intervenors
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Nashville, Tennessee 37219

CERTIFICATE OF THE CLERK AND MASTER

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, CHRISTINA NORRIS, CLERK AND MASTER of the Chancery Court of Davidson County, Tennessee, do hereby certify that the foregoing is a full, true and correct copy of the

Decree entered Dec. 30,1981 in Minute Book 18, Page 598

of said Court, in the cause wherein

DOBSON & JOHNSON, INC., ET AL,

PLAINTIFF ( ), VS. REAL ESTATE CENTER OF CERRITOS, ETC., ET AL,

DEFENDANT ( ), FILE NO. 81-1024-III, as the same appears of record and now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at my office in the Courthouse at Nashville, Tennessee, this the 30 day of Dec., 19 81, and 206th year of American Independence.

CHRISTINA NORRIS, CLERK AND MASTER

BY Jana Klein
DEPUTY CLERK AND MASTER

AFFIDAVIT

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COMES LIN S. HOWARD, in connection with the filing of a certified copy of the judgment in Chancery Court Case No. 81-1204-III, and would state:

1. I am an attorney duly licensed in Tennessee representing Real Estate Center of Cerritos, d/b/a Real Estate Center.

2. On December 30, 1981, Real Estate Center of Cerritos obtained a judgment against Lenore Willard (a/k/a Lenore Dziedzic) whereby title to certain properties was vested in Real Estate Center of Cerritos, subject to the rights of any mortgagees.

3. The map and parcel numbers of the properties referenced in the attached certified copy of the decree entered December 30, 1981, Minute Book 18, Page 598, Office of the Chancery Court Clerk and Master for Davidson County, Tennessee, are as follows:

(a) Property located at 245 Lanier Drive in Davidson County, Tennessee, Map and Parcel Number 43-112 11D-45400;

(b) Property located at 2319 Eastland Avenue in Davidson County, Tennessee, Map and Parcel Number 83-7 322 15DA-49611;

(c) Property located at 507 Waycross, Davidson County, Tennessee, Map and Parcel Number 6DA-23755 105-16-5.

4. The value of the properties, which is greater than the actual consideration for the final judgment attached hereto, is as follows:

(a)	Property located at 245 Lanier Drive:	$ 30,000.00
(b)	Property located at 2319 Eastland Avenue:	$ 55,000.00
(c)	Property located at 507 Waycross:	$ 31,828.12
	Total	$116,828.12

Further Affiant sayeth not.

Lin S. Howard

Lin S. Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LIN S. HOWARD, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 10th day of March, 1982.

Lonnie L. Edwards
Notary Public

My Commission Expires:

7/21/85

G 8 2 7 9 5

IDENTIF. REFERENCE

RUSH

MAR 11 10 36 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			116020.12- CO	
			303.63 CO TX	
			.50 PRFEE	
			21.00 MISC.	
			CHECK	385.13-
			6459A03/11/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 2 7 9 5

IDENTIF. REFERENCE

MAR 11 10 36 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 870830