Davidson County ORDER
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Dav. Co. Chancery Court

IN THE CHANCERY COURT
FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

AJB PROPERTIES, LLC	)	
	)	
Plaintiff,	)	
	)	F04Y
vs.	)	**Case No: 05-44-I**
	)	
ROGER GRIZZARD AND GRACE GRIZZARD THEIR HEIRS, SUCCESSORS, PERSONAL REPRESENTATIVES AND ASSIGNS	)	
	)	
Defendants.	)	

FILED
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CLERK & MASTER
DAVIDSON CHANCERY CT.
bf
BG&M

DEFAULT JUDGMENT

The Motion of the Plaintiff, AJB Properties, LLC, for a Default Judgment in this cause was made pursuant to TRCP 55 and was scheduled to be heard on Friday, April 29, 2005. It appears to the Court that the Complaint was filed with this court on the January 7, 2005 and that title was vested in Roger Grizzard and Grace Grizzard by Warranty Deed of record in Book 1273, page 139, Register's Office for Davidson County, Tennessee. It further appears to this Court that title to said real property was conveyed to the Plaintiff in 2004 by Warranty Deed from James H. Jenkins and Barbara Jenkins which is of record in Instrument Number 20041220-0151248, said Register's Office for Davidson County, Tennessee. Mr. And Mrs. Jenkins obtained title by the Final Decree Confirming Sale, which is of record in Book 9238, page 255, Register's Office for Davidson County, Tennessee and that notice of this action was published

pursuant to T.C.A. 29-29-102 in the Nashville Record on January 13, 20, 27 and February 3, 2005. It also appears to this Court that no answer or other defense has been filed by an Defendants nor have any response been timely field or served on counsel for the Plaintiff. It is hereby

ORDERED, ADJUDGED, AND DECREED that the Plaintiff in this action is entitled to a Default Judgment; and

IF IS FURTHER ORDERED, ADJUDGED AND DECREED that any persons claiming title to the real property known as 814 N. 6th Street, Nashville, Davidson County, Tennessee 37207 (the Property) under the defendants, except as is set forth hereinbelow, are barred from claiming title to the Property; and

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Plaintiff, AJB Properties, LLC is the true and lawful owner in fee simple absolute of the Property which is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 53, as shown on the map entitled Millers Additions to Edgefield, of record in Plat Book 57, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to AJB Properties, LLC by Warranty Deed of record in Instrument Number 20041220-0151248, said Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 814 N. 6th Street, Nashville, Tennessee 37207.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Plaintiff is awarded sole possession of the Property; and

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the costs of this cause

shall be taxed to the Plaintiff, for which execution may issue if necessary.

ENTERED this ____ day of _____, 2005.

CLAUDIA BONNYMAN
CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 7th DAY OF June 2005
CRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY

Approved for Entry:

Robert J. Notestine, III #12195
Attorney for Plaintiff
4515 Harding Pike
Suite 315
Nashville, Tennessee 37205
(615)297-1568, Ext. 11

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing order has not been sent by first class U.S. Mail postage prepaid to Roger Grizzard and Grace Grizzard as they are believed to be deceased or their whereabouts are otherwise unknown and service was obtained by Order of Publication.

Robert J. Notestine, III, Attorney