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Dav. Co. Chancery Court

IN THE CHANCERY COURT
FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

FILED
2005 AUG -9 PM 3:58
DAVIDSON CO. CHANCERY CT.

LISA BROWN D/B/A FAM NIGHT,	)	
	)	
	)	
Plaintiff,	)	
	)	
vs.	)	**Case No: 05-932-IV**
	)	
IDA BELLE DRAKE, HER HEIRS SUCCESSORS, PERSONAL REPRESENTATIVES, AND ASSIGNS.	)	
	)	
Defendants.		

FO4, IT

Davidson County ORDER
Recvd: 09/28/05 11:09 3 pgs
Fees:17.00 Taxes:0.00
20050928-0116383

DEFAULT JUDGEMENT

The Motion of the Plaintiff, Lisa Brown d/b/a Fam Night, for a Default Judgment was filed on June 22, 2005 in this cause was made pursuant to TRCP 55 and was scheduled to be heard on Friday, July 29, 2005. It appears to the Court that the Complaint was filed with this court on the April 13th, 2005 and that title to the real property described as 1617 4TH Avenue North, Nashville, TN, and was vested in Fam Night by the Final Decree Confirming Sale of record in Book 9847, page 891, Register's Office for Davidson County, Tennessee . It also appears to this Court that notice of this action was published pursuant to T.C.A. 29-29-102 in the Nashville Record on April 21, 28, May 5 and May 12, 2005. It also appears to this Court that no answer or other defense has been filed by a Defendant nor have any response been timely filed 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 1617 4th Avenue North, Nashville, Davidson County, Tennessee (collectively 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, Lisa Brown d/b/a Fam Night is the true and lawful owner in fee simple absolute of the Property which is described as follows:

> The North 16 2/3 feet of Lot No. 275 and the south 16 2/3 of Lot No. 276 of the D.T. McGavocks addition to the Town of McGavock, Nashville, Tennessee, a plan of which is of record in Book 21, page 31, Register's Office for Davidson County, Tennessee, said property fronts 33 1/3 feet on the westerly side of Alberta Avenue now Fourteenth Avenue, and runs back 170 feet to an alley, being the same property conveyed to Sebe Payne and wife, Louise Payne by deed from J.A. Givens of record in Book 290, page 155.
>
> Being the same property conveyed to Fam Night by Final Decree Confirming Sale from the Chancery County for Davidson County, Tennessee of record in Book 9847, page 891, said Register's Office for Davidson County, Tennessee.
>
> This is improved property located on 1617 14th Avenue North, Nashville, Tennessee.

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 9th day of August, 2005.

~~CAROL MCCOY~~ RICHARD H. DINKINS
CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 14 DAY OF [illegible] 20[illegible]
CRISTI SCOTT, CLERK & MASTER
BY [illegible] 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 Ida Belle Drake as she is believed to be deceased or her whereabouts are otherwise unknown and service was obtained by Order of Publication.

Robert J. Notestine, III, Attorney