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IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE Bookkeeping

ELLIS JOSEPH SAAD,	)	
	)	
Plaintiff,	)	
	)	
v.	)	FOZT
	)	**No. 04-2096-III**
THOMAS MICHAEL GULAS, BDT VENTURES, LLC and DARLENE T. MARSH, as Successor/Trustee, and BULLDOG GRASSMERE, LLC	)	
	)	
Defendants.	)	

Davidson County ORDER
Recvd: 01/09/07 15:05 4 pgs
Fees:22.00 Taxes:0.00
20070109-0003927

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AGREED ORDER

As used in this Order, "the Release" shall mean and refer to the Release which Plaintiff, Ellis Joseph Saad ["Saad"], contends that the Co-Defendant, Thomas Michael Gulas ["Gulas"], signed on June 12, 1995, thereby releasing Saad from any further liability pursuant to that certain Promissory Note dated July 18, 1988 in the original principal amount of $50,000.00 and payable to Gulas.

As used in this Order, "the Property" shall mean and refer to the property which is the subject of this litigation, which is commonly known as 3655 Trousdale Drive, Nashville, Tennessee and which is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot 1on the Plan of John P. Saad & Son Subdivision of record in Book 4350, page 190, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, and which is further known as a 0.43 acre tract of land located at 3655 Trousdale Drive, Nashville, Tennessee.
>
> Being the same property conveyed to Ellis Saad and Kathy Saad from Thomas Michael Gulas, by Special Warranty Deed of record in Book 7641, page 378, Register's Office for Davidson County, Tennessee and in which Kathy Saad quticlaimed her interest to Ellis Saad by Quitclaim Deed which is of record with the Register's Office for Davidson County, Tennessee as instrument 20040716-0085250.

SK-
GD

As used in this Order, "the Successor Trustee's Deed," shall mean and refer to that certain Successor Trustee's Deed by which the Co-Defendant, Darlene T. Marsh, Successor Trustee ["Marsh"], conveyed the property to the Co-Defendant, Bulldog Grassmere, LLC ["Bulldog Grassmere"]. The Deed is of record with the Register's Office for Davidson County, Tennessee as instrument 20040716-0085250.

Upon agreement of counsel and the parties, the Court finds that the purported Release is void and of no effect. The Court further finds and decrees that the Successor Trustee's Deed vested title to the Property in Bulldog Grassmere and that Saad has no right, claim or title to the Property. Therefore, the Court enters judgment in favor of Bulldog Grassmere and against Saad.

All claims of Saad against any or all of the Defendants are dismissed with prejudice. The Counter-Complaint of Gulas against Saad is dismissed, with prejudice.

Upon entry of this order, the funds which have been received as rent for the Property and which are on deposit with the Clerk & Master shall be paid to Bulldog Grassmere, together with all accrued interest thereon.

Costs of court are taxed to Saad. However, there shall be no taxing of discretionary costs.

IT IS SO ORDERED.

Ellen Hobbs Lyle

Ellen Hobbs Lyle, Chancellor

I HEREBY CERTIFY THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE THIS ... DAY OF ... 2007 ... CLERK & MASTER BY ... DEPUTY

Entered by Consent:

Ellis Joseph Saad

Darlene T. Marsh

Thomas M. Gulas

Bulldog Grassmere, LLC

By: _____
Cason A. Dickinson, Chief Manager

Winston S. Evans (#6281)
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Attorneys for Thomas Michael Gulas

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing **AGREED ORDER** has been served via **United States Mail** upon:

H. Wayne Grant, Esq.
GRANT, KONVALINKA & HARRISON, P.C.
633 Chestnut St., Suite 900
Chattanooga, TN 37450

and via **Hand Delivery** upon:

Michael H. Rowan, Esq.
Rowan Law Firm
209 10th Avenue South
Suite 120
Nashville, TN 37203

this 27 day of ~~October~~ November, 2006.

Winston S. Evans

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