268 ✓ 645705

RECEIVED
FEB 13 2008
Dav. Co. Chancery Court

FILED
2008 FEB 21 PM 2:42
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M

IN THE CHANCERY COURT FOR
DAVIDSON COUNTY, TENNESSEE

FOUR MAPLES HOMEOWNER'S ASSOCIATION)
)
Plaintiff,)
)
vs.) Case No. 07-745-II
)
JOHN SANDS)
)
Defendant.)

AT
Δ

ORDER

This matter was set to be heard before this Court on Friday, February 8, 2008. Based upon the Plaintiff's Motion to enter a Final Order and to set aside the Chancery Sale of the Property which is the subject of this action and based upon the pleadings, the record in this case and the fact that the Defendant, John Sands, failed to file a response or answer to the Motion, the Court finds that the Motion of the Plaintiff is well-taken and should be granted; it is therefore

ORDERED, ADJUDGED AND DECREED that the Plaintiff's Motion to enter a final Order of Judgment against the Defendant, John Sands, and to set aside the Chancery Sale is granted; it is further

ORDERED, ADJUDGED AND DECREED that the Plaintiff is granted a final default judgment against the Defendant, John Sands, pursuant to Tennessee Rules of Civil Procedure, Rule 58 in the amount of $5,156.26 plus $1500.00 in attorneys fees as stated in the Default Judgment previously entered by this Court; it is further

ORDERED, ADJUDGED AND DECREED that the sale of the Property located at 938 Coarsey Drive, Nashville, Tennessee 37217 by the Court is hereby set aside as the Court has learned that the mortgage lender holding a priority security interest in the Property foreclosed on the

Davidson County ORDER
Recvd: 02/26/08 13:20 2 pgs
Fees:12.00 Taxes:0.00
20080226-0018819

Property prior to the Chancery Court Sale held on December 13, 2007. It is further:

ORDERED, ADJUDGED AND DECREED that the costs of this cause are taxed to the Defendant, John Sands.

ENTERED this _____ day of _____, 2008.

CAROL L. MCCOY
Chancellor

APPROVED FOR ENTRY:

ROBERT J. NOTESTINE III
BPR #12195
Attorney for the Plaintiff
4515 Harding Pike, Suite 315
Nashville, TN 37205
(615) 297-1568, Ext. 11

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE
THIS 25 DAY OF Jan
CRISTI SCOTT, CLERK & MASTER
BY Victoria Bailey
DEPUTY

CIVIL COURT NASHVILLE TENNESSEE

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order has been sent by first class U.S. Mail, postage prepaid to John Sands, pro-se, 938 Coarsey Drive, Nashville, Tennessee 37217 on this 11th day of February, 2008.

Robert J. Notestine III