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Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

MARIE PATTON	)	
	)	
Plaintiff,	)	FO-4
	)	
vs.	)	**Case No: 08-556-II**
	)	II
LILLIAN EASTER AND HOWARD HUNTERS, THEIR HEIRS, SUCCESSORS, PERSONAL REPRESENTATIVES AND ASSIGNS.	)	
	)	
Defendants	)	

FILED
2008 DEC 19 PM 3:15
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

BILL GARRETT, Davidson County
Trans:T20090026959 ORDER
Recvd: 04/23/09 16:10 3 pgs
Fees:17.00 Taxes:0.00
20090423-0037110

DEFAULT JUDGEMENT

The Motion of the Plaintiff, Marie Patton, for a Default Judgment filed on June 20, 2008 in this cause was made pursuant to TRCP 55 and was scheduled to be heard on Friday, July 25, 2008. It appears to the Court that the Complaint was filed with this court on the March 6, 2008 and that title to the real property described as 721 28th Avenue, Nashville, Davidson County, Tennessee, was vested in Lillian Easter by the Installment Deed of record in Book 2692, page 611 , Register's Office for Davidson County, Tennessee and to Howard Hunter, another previous owner of the Property by Quitclaim Deed from Fam Night of record in Book 10652, page 985, said Register's Office for Davidson County, Tennessee. It further appears to this Court that title to 721 28th Avenue, Nashville, Davidson County, Tennessee was conveyed to the Plaintiff by Warranty Deed of record in Instrument Number 20080129-0009072, Register's Office 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 March 14, March 21, March 28 and April 4, 2008. It also appears to this Court that no answer or other defense has been filed by any 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 721 28th Avenue, 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, Marie Patton, is the true and lawful owner in fee simple absolute of the Property which is described as follows:

> Land in the 21st Civil District of Davidson County, Tennessee as described as follows: Being Lot No. 11 on the Map of L.C. Thuss Subdivision of part of the Barrow Lands, as of record in Book 547, page 102, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Marie Patton Warranty Deed from Hooshang Olfat and Rahim Rahimi of record in Instrument Number 20080129-0009072, said Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 721 28th Avenue, Nashville, TN 37208.

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 _____, 2008.

CAROL L. MCCOY
CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 20th DAY OF April 2009
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 Lillian Easter and Howard Hunter as they are believed to be deceased or his whereabouts are otherwise unknown and service was obtained by Order of Publication.

Robert J. Notestine, III, Attorney