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Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

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| **WILSON BANK & TRUST,** | ) | |
| | ) | |
| **Plaintiff,** | ) | |
| | ) | |
| **vs.** | ) | **No. 092268-I** |
| | ) | |
| **STEVEN ISBELL,** | ) | |
| **ABS CAPITAL 1, INC. TRUST 2004 HEI, and** | ) | |
| **TERESA BANKS,** | ) | |
| | ) | |
| **Defendants.** | ) | |

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DAVIDSON CO. CHANCERY CT.
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## ORDER APPROVING REPORT OF SALE

This matter having come before this honorable court for hearing on the 11th day of March, 2011, on the Plaintiff's motion for entry of an Order Approving the Clerk and Master's Report of Sale as to the subject real property commonly known as 130 Moncrief Avenue, Goodlettesville, Tennessee, described as follows:

> A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to survey made by C.J. Carney, Surveyor, January 14, 1959, as follows:
>
> Beginning on the southerly margin of Moncrief Avenue, at a point south 84 degrees West 57.5 feet from Tract No. 1 of the property conveyed to Carl E. Smith and wife, by deed from E.W. Adams and wife, of record in Book 2445, page 235, Register's Office for said County; thence southerly 128 feet to the northerly margin of a ditch; thence South 83 degrees 30' West 66.5 feet; thence North 1 degree 130 feet to the southerly margin of Moncrief Avenue; thence with the same, North 84 degrees East 66.5 feet to the beginning, containing 0.917 acres, more or less.
>
> Being the same property conveyed to Charles Jones by Quitclaim Deed from Linda L. Goss dated 11/29/07 and filed for record on 1/28/2008 in Instrument # 20080128-0008376, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110016621 ORDER
Recvd: 03/21/11 15:09 4 pgs
Fees:22.00 Taxes:0.00
20110321-0022082

Further, being the same property conveyed to Steven Michael Isbell by Warranty Deed from Charles Jones dated 08/11/08 and filed for record on 9/04/08 in Instrument # 20080904-0090872, Register's Office for Davidson County, Tennessee.

Subject to easement of record in Book 4363, Page 55, said Register's Office.

Notice of the motion having been given, the Court having examined the Report of Sale and being fully advised of the premises:

It is ORDERED, ADJUDGED, and DECREED that said Report of Sale being unexcepted to, is in all things confirmed;

It is further ORDERED, ADJUDGED, and DECREED that all of the right, title, and interest of all parties to this action in the subject real property be vested in the Plaintiff as an indefeasible transfer in fee simple;

It is further ORDERED, ADJUDGED, and DECREED that no right of redemption or repurchase shall exist in the debtor or the debtor's creditors, and that the Plaintiff's purchase is absolute, pursuant to T.C.A. § 21-1-803(2), and

It is further ORDERED, ADJUDGED, and DECREED that Plaintiff shall be entitled to ~~immediate~~ title in the subject real property through this Order, upon the Clerk and Master executing and delivering to Plaintiff a Master's Deed conveying to Plaintiff all right, title, and interest in the subject real property, or the Court will give Plaintiff a certified copy of this Order for registration, if Plaintiff prefer the same; ~~It is further ORDERED, ADJUDGED, and DECREED that and that transfer to Plaintiff is exempt from all transfer taxes.~~

IT IS SO ORDERED.

Dated: _____

Chancellor

PREPARED AND APPROVED FOR ENTRY:

By: _____

Edward D. Russell, No. 26126
Robert L. Sullivan, No. 5444
LOEB & LOEB
1906 Acklen Avenue
Nashville, Tennessee 37212
(615) 749-8300

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 21st DAY OF March 2011
CRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY

**RULE 58 CERTIFICATION**

A Copy of this order has been served by U.S. Mail upon all parties or their counsel named above.

Deputy Clerk and Master
Chancery Court

3/21/11
Date

Copies Mailed
3/21/11

**Certificate of Service**

The undersigned hereby certifies that a true and correct copy of the foregoing Decree of Sale was served upon Steven Isbell at 28525 Plainfield Drive, Rancho Palos Verdes, California 90275; ABS Capital 1, Inc., Trust 2004 HEI, c/o Jason Mangrum, Wilson & Associates, PLLC, Creekside Crossing III, 8 Cadillac Drive, Suite 120, Brentwood, TN 37027; and, Teresa Banks, 608 Arbor Ridge Drive, Antioch, Tennessee 37013-5350 via Unites States mail, postage prepaid, this the 1st day of March, 2011.

Edward D. Russell

Prepared by:
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