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DAVIDSON COUNTY CHANCERY CT.
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IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE

BILL GARRETT, Davidson County
Trans:T20110030697 ORDER
Recvd: 05/24/11 08:15 4 pgs
Fees:22.00 Taxes:0.00
20110524-0039481

Jim A. Attar and Hassan Eslami
Plaintiffs,

vs.

Kenneth W. Buckley and wife, Cheryl Buckley

and

First Bank & Trust

and

Clarence Tipton
Defendants.

Fo4 A
No 10-143-I

FINAL ORDER

This cause came on to be heard on this the 13th day of May, 2011, before the Honorable Claudia Bonnyman, Chancellor, upon the petition heretofore filed and the entire record, from all of which the Court finds:

That the defendants, Kenneth W. Buckley and wife, Cheryl Buckley, First Bank & Trust, now SunTrust Bank, Clarence Tipton, all having failed to answer or otherwise plead, and there appearing to be no opposition to the Motion for Default Judgment heretofore filed, notice to all defendants having been duly given, the Court finds the motion well taken, and that judgment by default should be entered against each of the defendants.

It is therefore, ORDERED, that judgment by default be entered against the defendants, Kenneth W. Buckley and wife, Cheryl Buckley, First Bank & Trust, now SunTrust Bank, and Clarence Tipton, in favor of the plaintiffs, Jim A. Attar and Hassan Eslami, to the end that all right, title and interest in the real property known as

3003 Old Hickory Bv.
.11 Acres
Map and Parcel Number 053-12-0 106.00
Instrument No. 00011458 0000273

and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 8 of Block 6 on the Plan of Dabbs and Elliot's Subdivision, No. 1, as of record in Book 547, page 97, Register's Office, to which plat reference is here made for a more complete and accurate description.

Being a part of the same property conveyed to Kenneth W. Buckley, unmarried, by deed from Richard C. Bradley, Trustee, with full power to sell, mortgage, assign or convey without the joinder of any beneficiary, of record in Book 9598, page 406, as re-recorded in Book 11458, page 273, Register's Office for Davidson County, Tennessee, and

Land in Davidson County, Tennessee
3005 Old Hickory Blvd.
0.15 Acres
Map and Parcel No. 05312010700
Book 11458, page 273

and more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 10, 11, and 12 and part of 13 of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, recorded in Book 547, page 97 and more fully described as follows:

Beginning at a steel pin set in asphalt on the southeast corner of Lot 13, adjacent to Old Hickory Boulevard, also known as Hadley Avenue and Concrete Drive; thence 86 feet northwesterly across the western border of Lots 13, 12, 11, and 10 to a point; thence 90° northeast, 120 feet along the line dividing Lots Nos. 10 and 9 of the afore-mentioned plat book to a point; thence southeasterly 90°, 86 feet along the eastern border of Lots Nos. 10, 11, 12 and 13 to a point; thence 90° southwesterly 120 feet along the southwest border of Lot No. 13 to the point of beginning.

Included in the above description but expressly excluded there from is property conveyed to W. R. Vance and wife, Marion Vance, by deed of record in Book 6585, page 496, Register's Office for Davidson County, Tennessee, described as follows:

Being part of Lots 12 and 13 of Block 6 on the Plan of Dabbs & Elliott's Subdivision No. 1, as of record in Plat Book 547, page 97, Register's Office for Davidson County, Tennessee, and described according to a survey by T. L. Montoya Land Surveying, dated May 20, 1985, as follows:

Beginning at the intersection of the northerly margin of Old Hickory Boulevard as widened, and the westerly margin of 32nd Street; thence along said northerly margin North 46° 14' 43" West 112.0 feet to a point, this being the point of beginning for this described tract; thence, continuing with said northerly margin, North 46° 14' 43" West 29.23 feet to a point; thence, along the West line of this tract 43° 56' 31" East 120 feet to a point in the southerly margin of a 10-foot alley; thence, with said southerly margin, South 46° 14' 43" East 28.94 feet to a point, said point being 112 feet from the westerly margin of 32nd Street; thence, along the easterly line of this tract, South 43° 48' 16" West 120 feet to the point of beginning, containing 3,490 square feet.

Being a part of the same property conveyed to Kenneth W. Buckley, unmarried, by deed from Richard C. Bradley, Trustee, with full power to sell, mortgage, assign or convey without the joinder of any beneficiary, of record in Book 9598, page 406, as re-recorded in Book 11458, page 273, Register's Office for Davidson County, Tennessee.

be divested out of said defendants and be vested in the plaintiffs, Jim A. Attar and Hassan Eslami, to the end that they be the owners of same in fee simple absolute.

It is further ORDERED that the deed of trust of record in Book 11458, page 276, Register's Office for Davidson County, Tennessee from Kenneth W. Buckley to David Major, Trustee for First Bank & Trust, now SunTrust Bank, be RELEASED by said Register's Office.

It is further ORDERED that the deed of trust of record in Instrument No. 20021017-0127807, Register's Office for Davidson County, Tennessee from Kenneth W. Buckley and wife, Cheryl Buckley to Bobby D. Davis, Trustee for Clarence Tipton, be RELEASED by said Register's Office.

The costs of this cause are adjudged to the plaintiffs, for which execution may issue, if necessary.

~~All other matters are reserved, pending further orders of the Court.~~ SS

All of which is accordingly so ORDERED, ADJUDGED, and DECREED by the Court.

ENTER, this _____ day of _____, 2011.

CHANCELLOR

APPROVED FOR ENTRY:

ROBERT F. SPANN, No. 2531
Attorney-at-Law
1312 Sixth Avenue, North
Nashville, TN 37208
(615) 248-2300

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 23 DAY OF May 2011
CRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY

CERTIFICATE

I certify that a true and correct copy of the foregoing Order has been forwarded by first class mail, postage prepaid to

SunTrust Bank
1691 North Mt. Juliet Road
Mt. Juliet, TN 37122

Clarence Tipton
1725 Crown Court
Texas City, TX 77591

Kenneth and Cheryl Buckley
c/o Rick G. Mansfield, Attorney
110 South Maple Street
Murfreesboro, TN 37130

on the 13 day of May, 2010.

ROBERT F. SPANN