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SEP 9 - 2011
Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
TWENTIETH JUDICIAL DISTRICT

CTX MORTGAGE COMPANY, LLC by and through FIRST AMERICAN TITLE INSURANCE COMPANY,	
Plaintiff,	**Case No. 11-0804-II**
v.	
SHAWN BENSON,	
Defendant.	

FO-4

FILED
2011 SEP 21 PM 3:30
Notice of Entry Required
BILL GARRETT, Davidson County
Trans:T20110060916 ORDER
Recvd: 09/30/11 11:57 3 pgs
Fees:17.00 Taxes:0.00
20110930-0075868

ORDER GRANTING DEFAULT JUDGMENT AGAINST SHAWN BENSON

Upon motion of the Plaintiff CTX Mortgage Company, LLC by and through First American Title Insurance Company ("First American") pursuant to Rule 55 of the Tennessee Rules of Civil Procedure, sufficient notice of which was provided to Defendant Shawn Benson ("Benson"), and it appearing to the Court that Benson was duly served with a copy of the Summons and Complaint in this cause by personal service on June 26, 2011, but that Benson has failed to plead, appear, or otherwise defend, and it further appearing that the relief to which plaintiff is entitled can be determined without any further proof being required, it is hereby:

ORDERED, ADJUDGED, and **DECREED** that plaintiff's motion is granted and judgment by default in favor of plaintiff CTX Mortgage Company, LLC against defendant Shawn Benson is hereby entered; and it is further

ORDERED, ADJUDGED, AND DECREED that any claim or interest that Benson has or may have had in the property conveyed by deed dated August 8, 2007 and recorded with the Register's Office of Davidson County, Tennessee as Instrument No. 20070813-0096591 (the "Deed") is hereby found to be null and void such that Patricia Hawn shall be deemed to have

always been the sole owner of the real property conveyed in the Deed; the deed of trust recorded on August 13, 2007 with the Register's Office of Davidson County, Tennessee as Instrument No. 20070813-0096592 (the "Deed of Trust") constitutes a first priority lien on the property conveyed by the Deed superior to all other claims and interests except for any amounts due for taxes which are granted statutory priority, and the Deed of Trust is hereby reformed, effective as of August 6, 2007, to expressly include Defendant Benson's interest in the Property as security for the Loan. All costs shall be taxed against defendant Shawn Benson, for which execution may issue.

Enter this ____ day of September 2011.

CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 27 DAY OF Sept. 2011
CRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY

SUBMITTED FOR ENTRY:

HARWELL HOWARD HYNE
GABBERT & MANNER, P.C.

Glenn B. Rose (TN Bar # 010598)
J. David McDowell (TN Bar # 024588)
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Email: gbr@h3gm.com; jdm@h3gm.com

Attorneys for Plaintiff

CERTIFICATE OF SERVICE

I hereby certify that on the 25th day of August 2011 and the 9th day of September, 2011, a true and correct copy of the foregoing was mailed, first-class, postage prepaid to:

Shawn Benson
9060 Riverbend Manor
Alpharetta, Georgia 30022

Glenn B. Rose

COPIES TO ATTORNEYS AND PRO SE LITIGANTS
AT THE ABOVE ADDRESSES
DATE 9-22-11 CLERK TL

459972-01