COPY

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NOV 20 2013
Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

HASSAN ESLAMI
Plaintiff

v.

BRENT I. RILEY, and
YVONNE RILEY

and

ONEWEST BANK, FSB

and

ELITE HOME LOANS
Defendants

FOAD
NO. 13-1166-III

FILED
2013 NOV 26 PM 3:30
DAVIDSON CO. CHANCERY CT.
D.C.&M.

ORDER

This cause came on to be heard on this the 8th day of November, 2013, before the Honorable Ellen Hobbs Lyle, Chancellor, upon the Motion for Default Judgment heretofore filed and the entire record, from all of which the Court finds that the complaint against One West Bank should be withdrawn, and that the Defendants, Brent I. Riley, Yvonne Riley, and Elite Home Loans have failed to answer or otherwise plead to the complaint heretofore filed and served upon them, and that judgment by default should be entered.

It is therefore, ORDERED, that the relief prayed for in said petition is granted to the end that all right, title and interest in the real property known as

Land in Davidson County, Tennessee

1010 Second Avenue, South
0.06 Acres
Map & parcel No. 09315031900
Instrument No. 20070305-0026457

and more accurately described as follows:

BILL GARRETT, Davidson County
Trans:T20130102710 ORDER
Recvd: 12/06/13 15:12 3 pgs
Fees:17.00 Taxes:0.00
20131206-0124547

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Map of University Plan of Lots as recorded in Book "U", page 212, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the eastern margin of Market Street, now Second Avenue, South, at the northwest corner of a lot conveyed to Culley by Alice E. Harbert, and running eastwardly with Culley's lot 110 feet, more or less, to an alley between Market Street, or Second Avenue, South, and Lafayette Street; thence northwardly with said alley 30 feet to a corner in S. J. Keith's line; thence westwardly with said line 110 feet, to Market Street, or Second Avenue, South; thence southwardly with Market Street, or Second Avenue, South to the point of beginning

is divested out of Yvonne Riley, Brent I. Riley and Elite Home Loans, and be vested in Hassan Eslami, to the end that he be the owner thereof in fee simple absolute.

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

ENTER this _____day of _____, 2013.

Ellen Hobbs Lyle
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 27th DAY OF Nov 2013
CRISTI COTTRELL, CLERK & MASTER
BY _____

CERTIFICATE OF SERVICE

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

Yvonne Riley
1080 West Main Street
Hendersonville, TN 37073

Brent I. Riley
4316 Winterbrook Road
Nashville, TN 37207

Elite Home Loans
109 Westpark Drive
Brentwood, TN 37027

on this 15th of November, 2013

ROBERT F. SPANN

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

11/26/13
Date