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Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR THE STATE OF TENNESSEE
20TH JUDICIAL DISTRICT, DAVIDSON COUNTY

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-WL2,	
Plaintiff,	
v.	
JAMES A. HARPER AND JANET M. HARPER, INTERNAL REVENUE SERVICE, BRELAN PARK AT SADDLEWOOD HOMEOWNERS' ASSOCIATION, INC., JESSICA LOVETTE AND RONALD MACK, AS TRUSTEES OF SARALAND INVESTMENTS, AND PATRICIA TRIGG, AND CROSS POINTE LANE REAL ESTATE LAND TRUST,	**Case No.: 12-1390-III**
Defendants.	

FILED
2013 DEC 13 PM 2:18
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

BILL GARRETT, Davidson County
Trans:T20140000706 ORDER
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20140103-0000921

EHL

~~PROPOSED~~ AGREED ORDER GRANTING JOINT MOTION TO QUIET TITLE AND AFFIRM FORECLOSURE SALE

Plaintiff Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL2 ("Plaintiff") and Defendants James A. Harper and Janet M. Harper (the "Harpers") have moved this Court for an Order quieting Plaintiff's title in and reaffirming Plaintiff's foreclosure purchase of real property known as 5932 Cross Pointe Lane, Brentwood, Tennessee, Davidson County (the "Property"), that occurred on March 14, 2008.

For the good cause stated therein and at the hearing of this Motion held on Friday, December 13, 2013, the Motion is GRANTED, and it is hereby ORDERED that:

1. The March 14, 2008, foreclosure sale at which Plaintiff Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL2 purchased the real property known as 5932 Cross Pointe Lane, Brentwood, Tennessee, Davidson County, is affirmed.

2. As of March 14, 2008, all right, title, and interest in the Property belongs to Plaintiff Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL2.

3. The following filings currently on record in the Davidson County Register of Deeds office are declared invalid and create no lien or impediment to Plaintiff Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL2's title to the real property known as 5932 Cross Pointe Lane, Brentwood, Tennessee, Davidson County:

Instrument Number	Date of Recording	Document Title
20070627-0076653	June 27, 2007	"Security Agreement"
20071001-0116349	October 1, 2007	"Claim of Reconveyance"
20071001-0116433	October 1, 2007	"Claim of Reconveyance"
20071001-0116350	October 1, 2007	"Verified Affidavit of Facts"
20071204-0140320	December 4, 2007	"Affidavit"
20080228-0019554	February 28, 2008	"Affidavit"
20080314-0025997	March 14, 2008	"Affidavit"
20080317-0026581	March 17, 2008	"Affidavit"
20080506-0046622	May 6, 2008	"Order"
20080513-0049222	May 13, 2008	"Release/Satisfaction of Mortgage"
20080513-0049223	May 13, 2008	"Verified Notice of Interest"
20080528-0054203	May 28, 2008	"Affidavit of Facts"
20080715-0072485	July 15, 2008	"Release/Satisfaction of Mortgage"
20080911-0092933	September 11, 2008	"Lis Pendens"
20090225-0016557	February 25, 2009	"Affidavit of Facts"
20090603-0051095	June 3, 2009	"Notice of Removal"
20090603-0051134	June 3, 2009	"Notice of Right to Cancel"
20090615-0055257	June 11, 2009	"Quit Claim Deed"
20090622-0057848	June 13, 2009	"Warranty Deed"
20090623-0058362	June 23, 2009	"Claim of Lien"

20090810-0075096	August 10, 2009	"Affidavit of Facts"
20090813-0076271	August 13, 2009	"Notice of Successor of Trustee and Appointment"
20090828-0081055	August 21, 2009	"Warranty Deed"

4. The Harpers shall have the same right and opportunity to bid on and purchase the Property at 5932 Cross Pointe Lane, Brentwood, Tennessee, at any foreclosure sale of the same as any other similarly situated party.

5. There shall be no award of attorney's fees or discretionary costs to any party as each party shall be responsible for its own fees and costs. The Harpers are not responsible for Plaintiffs' attorney's fees.

It is FURTHER ORDERED that an executed copy of this Order is to be filed and recorded with the Davidson County Register of Deeds Office. Costs are taxed to the Plaintiff.

IT IS SO ORDERED this the ____ day of _____, 2013.

CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE
THIS 3rd DAY OF Jan 2014
CRISTI SCOTT, CLERK & MASTER
BY _____
DEPUTY

APPROVED FOR ENTRY:

Jonathan Cole (B.P.R. No. 016632)
V. Austin Shaver (B.P.R. No. 026581)
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James Harper
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Pro Se Defendant

JANET HARPER

Janet Harper
P.O. Box 3364
Brentwood, TN 37027

Pro Se Defendant

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing has been sent by U. S. Mail, first class, postage prepaid, to the following on this the ____ day of _____, 2013:

James and Janet Harper
P.O. Box 3364
Brentwood, TN 37027

James and Janet Harper
c/o Bryant Barnett
330 Franklin Road, Suite 135A
Brentwood, TN 37027

Internal Revenue Service
United State Attorney's Office
Attn: Jerry E. Martin
110 9th Avenue South, Suite A-961
Nashville, TN 37203

Breland Park At Saddlewood
Wendy W. Kinkead, Registered Agent
601 Bloomfield Way
Brentwood, TN 37027

Patricia Trigg
1489 Goodbranch Road
Lynchburg, TN 37252

Cross Point Lane Real Estate Trust
5932 Cross Pointe Lane
Brentwood, TN 37027

Attorney

MAILED