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DEC - 6 2013
Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

SOUTHWEST REALTY INVESTMENT GROUP, INC.

Plaintiff,

vs.

Case No:13-1292-III

CHARLES FRANKLIN WESTMORELAND AND YVONNE MARIE WESTMORELAND AND THIER HEIRS, SUCCESSORS, PERSONAL REPRESENTATIVES AND ASSIGNS.

Defendants.

FILED
2013 DEC 16 PM 2:42
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

DEFAULT JUDGMENT

The Motion of the Plaintiff, Southwest Realty Investment Group, Inc., for a Default Judgment as to Defendants, Charles Franklin Westmoreland and Yvonne Marie Westmoreland in this cause was made pursuant to TRCP 55 and was scheduled to be heard on Friday, December 6, 2013. It appears to the Court that the Complaint was filed with this court on September 11, 2013 and that title to the real property described at 1515 Jewell Street, Nashville, Davidson County, Tennessee 37207 (hereinafter the Property) was vested in Plaintiff pursuant to the Warranty Deed from the Metropolitan Government, Nashville, Davidson County, Tennessee of record in Instrument Number 20130823-89117, Register's Office for Davidson County, Tennessee. It appears to this Court that the Defendants, Charles Franklin Westmoreland and Yvonne Marie Westmoreland was served by Order of Publication published in The Tennessee on September 20, 2013, September 27, 2013, October 4, 2013 and October 11, 2013. It also appears to this Court that no answer or other defense has been filed by the Defendants, Charles Franklin

BILL GARRETT, Davidson County
Trans:T20140011366 ORDER
Recvd: 02/18/14 14:28 3 pgs
Fees:17.00 Taxes:0.00
20140218-0013890

Westmoreland and Yvonne Marie Westmoreland nor has any response been timely filed or served on counsel for the Plaintiff. It is hereby

ORDERED, ADJUDGED AND DECREED that the Plaintiff in this action is entitled to a Default judgment against the Defendants, Charles Franklin Westmoreland and Yvonne Marie Westmoreland; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any persons claiming title to the real property known as 1515 Jewell Street, Nashville, Tennessee 37207 (hereinafter the Property) under the Defendants Charles Franklin Westmoreland and Yvonne Marie Westmoreland, except as set forth hereinbelow, are barred from claiming title to the Property; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that any right, title or interest of Defendants, Charles Franklin Westmoreland and Yvonne Marie Westmoreland in the real property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 16 on the Map of Dan Leech Subdivision, of record in Book 1424, page 70, Register's Office for said County, described as follows:
>
> Said Lot No. 16 front 80 feet on the easterly side of Jewel Street and runs back between parallel lines 145 feet to the westerly right of way of the L & N Railroad, on which it measures 86 feet.
>
> Being the same property transferred to Southwest Realty Investment Group, Inc. by Warranty Deed from the Metropolitan Government of Nashville and Davidson County, Tennessee of record in the Register of Deeds office of Davidson County, Tennessee as document 20130823-0089117.
>
> This is improved property commonly known as 1515 Jewel Street, Nashville, Tennessee 37207.

IT IS vested in the Plaintiff; and

IT IF FURTHER ODERED, ADJUDGED AND DECREDD that this is a final order pursuant to Tennessee Rules of Civil Procedure, Rule 54 and 58; and

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the costs of this cause shall be taxed to the ~~Defendant~~ Yvonne Westmoreland, ~~Charles Franklin Westmoreland and Yvonne Marie Westmoreland~~, for which execution may issue if necessary.

ENTERED this _____ day of December, 2013.

Ellen Hobbs Lyle
ELLEN HOBBS LYLE
CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 4 DAY OF Dec 2014
CRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY

APPROVED FOR ENTRY

ROBERT J. NOTESTINE III
BPR #12195
Attorney for the Plaintiff,
Southwest Realty Group
Investment Group, Inc.
109 Kenner Avenue, Suite 201
Nashville, TN 37205
(615) 297-1568, Ext. 11

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

12-16-13
Date

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Motion for Default Judgment, was not served on the Defendants as the Defendants were served through Order of Publication and is believed to be out of business.

Robert J. Notestine III