JHH III/br
2-8-74

BOOK 5252 PAGE 637

Decree Entered February 11, 1974 in T.M.B. 4, page 379

IN THE CHANCERY COURT, PART I, AT NASHVILLE TENNESSEE

STATE OF TENNESSEE IN ITS OWN BEHALF, AND FOR THE USE AND BENEFIT OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

Plaintiff

Vs.

DELINQUENT TAXPAYERS AS SHOWN ON 1971 REAL PROPERTY DELINQUENT TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT A,

JAMES KINNARD, Trustee

Defendant(s)

Control Number
0774-4200

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
FEB 14 1 02 PM '78

IDENTIF. REFERENCE

E 50510

File - Tax Civil Action
Number A-2209

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 129.75
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14th DAY OF Feb 1978.
Deputy Register

FINAL DECREE CONFIRMING SALE

This cause came on to be heard before the Honorable Ben H. Cantrell, Chancellor, upon motion of complainant to confirm the Report of Sale filed by the Clerk and Master. It appearing to the Court that the Report of Sale has been on file more than five (5) days and is without exception, it is, therefore, ORDERED, ADJUDGED and DECREED by the Court that the motion be, and the same hereby is, granted. All the right, title and interests of the Defendant(s),

James Kinnard, Trustee,

and any and all unknown heirs-at-law or devisees, and of all other parties to this suit in and to said parcel of land be divested out of them and each of them

and be vested in the purchaser(s), Four Star Realty Investment Company, subject to the equity of redemption.

In the names of the parties, the Clerk and Master will make, acknowledge for registration and deliver to said purchaser(s) a deed conveying all the right, title and interest of all the parties to this suit to the purchaser(s) in and to said tract of land or will give the purchaser(s) if preferred, a certified copy of this decree for the registration.

The costs of the said deed or certified decree will be paid by said purchaser(s) and on application, a writ of possession will issue to put the purchaser(s) in possession of said parcel of land at purchaser's(s') cost.

Out of the proceeds of said sale, the Master will disburse them in the following order:

1. The costs of this cause.

2. Taxes for the years 1963 through 1968 inclusive, 1970 and 1971.

The Clerk and Master will retain, subject to rightful claims, whatever balance may remain after the above payments. The purchaser(s) shall be liable for the taxes assessed against the property beginning with the year 1972 and continuing so long as he shall own the property.

All other matters are reserved.

The Report of the Clerk and Master follows.

CHANCELLOR

DEPARTMENT OF LAW OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

James H. Harris III
Metropolitan Attorney

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CERTIFICATE

I certify that previous pleadings in this action have been mailed to Mr. James Kinnard, Alice Avenue, Nashville, Tennessee, and were returned by the Post Office marked "Addressee unknown"

and that there is no known address to which a copy of this pleading can be sent with any reasonable expectation of receipt by the defendant(s), and that a copy has been mailed to purchaser(s), Four Star Realty Investment Company, o/o Mr. Leon Gilbert, Third National Bank Building, Nashville, Tennessee,

this 8th day of February, 1974.

James H. Harris III

James H. Harris III
Metropolitan Attorney

STATE OF TENNESSEE, ETC.
versus
DELINQUENT TAXPAYERS
(JAMES KINNARD, TRUSTEE)

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To the Chancellor:

By a decree entered in this cause at the October *Term, 19* 73,

at page 407 *of* TAX *Min. Book No.* 3 *the Clerk and Master was ordered to*

sell *upon the terms hereinafter set out,*

the following described property, to wit:

Alice Avenue
Lot numbered 40 in the plan
of Subdivision of Pritchett
Lands
52 x 106 x IR
Field Book Number 5D 5206
Map and Parcel Number 147-7-188

Terms of Sale: Cash. To the highest and best bidder subject to equity of redemption. The purchaser shall be liable for payment of taxes assessed against the property beginning with the year 1972 and continuing so long as purchaser shall own the property.

In obedience to said order, I respectfully report that I advertised, for the required time, in the

NASHVILLE RECORD *a newspaper published in the city of Nashville,*

stating that at the southdoor of the Courthouse

in Nashville, at 12:00 Noon *M., on* Tuesday, January 8, *19* 74,

I would sell

said above described property upon said terms, at which time and place I attended and offered the same,

when said property *was fairly struck off and sold* To Faur Star Realty Advertisement Co for 129 13. The purchaser complied by paying 129 13.

Respectfully Submitted
Raymond L. Barrett Clerk-Master
By L. A. Cato D.C.M.

A-2209- 0774-4200

STATEOF TENNESSEE,ETC.

vs. } REPORT OF SALE

DELINQUENT TAXPAYERS
(JAMES KINNARD, TRUSTEE)

Filed 1/24, 19 74

L. P. Cato
D. C. & M.

FEB 14 87 CONV * 129.13
FEB 14 87 STAX B* .26
FEB 14 87 PRFEE B* .50
FEB 14 87 MISC B* 12.00 * 12.76

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CERTIFICATE OF THE CLERK AND MASTER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, RAYMOND L. BARRETT, Clerk and Master of the Chancery Court of Davidson County, Tennessee, do hereby certify that the foregoing is a full, true and correct copy of the Tax Decree entered the 11th day of February, 19 74, in Tax Minute Book 4, Page 379, in the cause wherein STATE OF TENNESSEE, ETC, ET AL, Complainant and DELINQUENT TAXPAYERS FOR 1971 TAXES (JAMES KINNARD), Defendant, File No. A 2209, Control No. 0774-4200, as the same appears of record and now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at my office in the Courthouse at Nashville, Tennessee, this the 13th day of February, 19 78, and 202nd year of American Independence.

RAYMOND L. BARRETT
CLERK AND MASTER

BY Jana Herrera
DEPUTY CLERK AND MASTER