6/29/79

Decree Entered June 29, 1979 in Tax Minute Book 15, Page 843

IN THE CHANCERY COURT, PART I, DAVIDSON COUNTY, TENNESSEE

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

Plaintiff,

Vs.

DELINQUENT TAXPAYERS AS SHOWN ON THE 1976 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

BRUCE DELANEY,

Control Number
1262-5300

Defendant(s)

BOOK 5460 PAGE 954

File - Tax Civil Action
Number 78-369-I

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 2,350.00
Donald M. Frakes
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 6th DAY OF July 1979.
E. Brisbeals
Deputy Register

FINAL DECREE CONFIRMING SALE

This cause came on to be heard upon motion of plaintiff to confirm the Report of the Clerk and Master and to confirm the Report of Sale. It appearing to the Court that these Reports have been on file more than five (5) days and are without exception.

It is therefore Ordered by the Court that the motion be, and the same hereby is, granted. All the right, title, and interest of the defendant(s)

BRUCE DELANEY

and any and all unknown heirs-at-law or devisees, and of all other parties to this suit and to said parcel of land be divested out of them and each of them and be vested in the purchaser(s), DONALD M. FRAKES and wife BARBARA L. FRAKES, 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 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 Clerk and Master will make disbursements in the following order:

1. The costs of this cause.

2. All real property taxes, penalty, interest, statutory attorney's fees, and cost due and payable to the Metropolitan Government on the date of the sale.

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 1978 and continuing so long as he shall own the property.

All other matters are reserved.

The Report of the Clerk and Master follows.

S/BHC
CHANCELLOR

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

Sara E. Sedgwick

Sara E. Sedgwick, Metropolitan Attorney

cc: Mr. and Mrs. Donald M. Frakes
5342 Tidwell Hollow Road
Nashville, Tennessee 37218

State of Tennessee, etc.
versus
Delinquent Taxpayers, etc.
(Bruce Delaney)

78-369-I-1262-5300

To the Chancellor:

By a decree entered in this cause at the April *Term, 19* 79, *at page* 323 *of Min. Book No.* 15 *the Clerk and Master was ordered to* ~~sell~~ *upon the terms hereinafter set out, the following described property, to wit:*

Land in Davidson County, Tennessee:

Bull Run Road
85.27 acres
Field Book Number 13D 40430
Map and Parcel Number 46-58

TERMS OF SALE: Cash. To the highest and best bidder. Subject to the right of equity of redemption. The purchaser (s) shall be liable for payment of taxes assessed against the property beginning with the year 1978 and continuing so long as purchaser(s) shall own the property. If there are any excess funds remaining from the proceeds of said sale after distribution of all taxes and costs as specified above, a Reference will be made to pay any full year's taxes, interest, and penalty due and payable to the Metropolitan Government on the date of sale. Judgment in this cause is in the amount of One Thousand Two Hundred Twenty-Seven Dollars and fifty-five cents ($1,227.55) plus interest, penalty, statutory attorney's fees, and costs as provided by law.

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 south door of the Courthouse *in Nashville,* at 12:00 Noon *M., on* Thursday, June 14, *19* 79, *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 Donald M. Frakes and wife Barbara L. Frakes for $2750.00. The purchasers complied by paying $2750.00.

Respectfully submitted
Raymond L. Barrett
Clerk and Master

By: J Kemp
Deputy Clerk & Master

BOOK 5460 PAGE 957

IN THE CHANCERY COURT, PART I, DAVIDSON COUNTY, TENNESSEE

FILED

1979 JUN 15 AM 10:48

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

PLAINTIFF

VS.

DELINQUENT TAXPAYERS AS SHOWN ON THE 19 76 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

(BRUCE DELANEY)

Control No. 1262-5300

FILE TAX CIVIL ACTION NUMBER 78-369-I

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the order of reference entered in Tax Minute Book 15 , Page 323 , on April 6, 1979 , I find as follows:

1. The total amount of all taxes, interest, penalty and statutory attorney's fee due and payable to the Metropolitan Government on the date of sale, June 14, 1979.

FOR THE YEAR OF:	AMOUNT
1973	$ 379.28
1974	364.78
1975	350.28
1976	335.78
1977	346.12
1978	290.41
TOTAL:	$2,066.65

2. Court costs due and payable to the Clerk and Master on the date of sale, June 14, 1979.

COST	$ 176.50
REFERENCE	25.00
NASHVILLE RECORD	22.50
TOTAL:	$ 224.00

Respectfully submitted,

RAYMOND L. BARRETT
CLERK AND MASTER

BY _____
DEPUTY CLERK AND MASTER

CERTIFICATE OF 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 decree entered the 29th day of June, 19 79, in Tax Minute Book 15, Page 843, in the cause wherein the State of Tennessee, etc. _____, is the Plaintiff, and Delinquent Taxpayers, etc. (Bruce Delaney) _____, are the Defendants, Rule Number 78-369-I 1262-5300, 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 6th day of July, 1979, and the 204th year of American Independence.

RAYMOND L. BARRETT, CLERK & MASTER

Jo Etta Kemp

DEPUTY CLERK AND MASTER

IDENTIF. REFERENCE

JUL 6 12 48 PM '79

FELIX Z. ALSUP REGISTER
DAVIDSON COUNTY, TENN.

F. 38538

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5460 PAGE 959

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			2750.00- CC	
			7.02 CC TX	
			.50 PREP	
			15.00 MISC.	
			CHECK	2772.52-
4454A07/06/79 BAL				.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 38538

IDENTIF. REFERENCE

JUL 6 12 48 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 695279