DECREE ENTERED SEPTEMBER 17, 1979, TAX M.B. 16, PAGE 253

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

BOOK 5516 PAGE 989

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,

BEN SIMS, et ux,

Control Number
0527-4900

Defendant(s)

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
$ 18,613.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 19th DAY OF Oct 1979
Deputy Register

FINAL DECREE CONFIRMING SALE

This cause came on to be heard upon motion of plaintiff to confirm the Report of Sale. It appearing to the Court that this Report has been on file more than five (5) days is 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)

BEN SIMS, et ux,

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), JOHN STEINHOUSE, subject to the equity of redemption.

F.5871

IDENTIF. REFERENCE

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FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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.

CHANCELLOR

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

Sara E. Sedgwick, Metropolitan Attorney

cc: Mr. John T. Steinhouse
24 Andrew T. Whitmore Street
Nashville, Tennessee 37210

State of Tennessee, etc.
versus
Delinquent Taxpayers, etc.
(Ben Sims, et ux)

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78-369-I-0527-4900

To the Chancellor:

By a decree entered in this cause at the April *Term, 19* 79 *,*

at page 774 *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:

Tax

Land in Davidson County, Tennessee:
Liberia Street
Lot Nos. 146 and 147
99 x 177 x IR
Field Book Number 13DA 2470
Map and Parcel Number 71-9-120

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 Thirty Dollars ($30.00)
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, August 30, *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 John Steinhouse for

$183.12. The purchaser complied by paying $183.12.

Tax Bill to
John Steinhouse
Andrew T. Whitmore St
Nashville, Tn 37210

Respectfully submitted
Raymond L. Barrett
Clerk and Master
By: [illegible]
Deputy Clerk & Master

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78-369-I-0527-4900

State of Tennessee, etc.

vs. } REPORT OF SALE

Delinquent Taxpayers, etc.

(Ben Sims, et ux)

Filed Aug. 31, 19 79

J. Kemp, D. C. M.

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 Decree entered the 17th day of September, 19 79, Tax in Minute Book 16, Page 253, in the cause wherein STATE OF TENNESSEE, ETC., Complainant and D.T.P.(BEN SIMS), Defendant File No. 78-369-I-0527-4900, 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 19th day of October, 19 79, and 204th year of American Independance.

RAYMOND L. BARRETT,
CLERK AND MASTER

BY Jo Ferris
DEPUTY CLERK AND MASTER

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5516 PAGE 994

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

1831.12- CO
.52 CO TX
.50 PRFEE
15.00 MISC.
CHECK 16.02-
9943A10/19/79 BAL .70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 8 7 1 1

T
IDENTIF. REFERENCE

OCT 19 4 11 PM '79

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 720004