12/21/79

TAX

DECREE ENTERED DECEMBER 27, 1979,/M.B.17, PAGE 5

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

2969

02/15 13.54

CHECK

BOOK 5585 PAGE 794

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

Plaintiff,

Vs.

DELINQUENT TAXPAYERS AS SHOWN ON THE 1977 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

CHARLES JAMES,

Control Number 0024-4900

Defendant(s)

File - Tax Civil Action Number 79-414-I

Filed December 19 29

Jo Kemp, D. C., By

STATE OF TENNESSEE, ETC.,

vs. } REPORT OF SALE

D.T.P. (CHARLES JAMES),

79-414-I-0024-4900

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)

CHARLES JAMES

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), LEON GILBERT, 1/3 undivided interest; MORRIS LEVINE, 1/3 undivided interest; JACK J. & BESSIE COHEN, 1/3 undivided interest; subject to the equity of redemption.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF Dec 19 80.

Deputy Register

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.

BMC

CHANCELLOR

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

Sara E. Sedgwick

Sara E. Sedgwick, Metropolitan Attorney

cc: Mr. John T. James
2641 Delk Avenue
Nashville, Tennessee 37208

Mr. Jack J. Cohen, et al.
Stahlman Building
Nashville, Tennessee 37201

400.00

STATE OF TENNESSEE, ETC.
versus
D.T.P. (CHARLES JAMES)

79-414-I-0024-4900

BOOK 5566 PAGE 796

To the Chancellor:

By a decree entered in this cause at the April *Term, 19* 79,
at page 269 *of Min. Book No.* 16 *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:
1902 Scovel Street
Lot No. 27
50 x 140
Field Book Number 2W 23885
Map and Parcel Number 81-15-464

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 Hundred Sixty-Five Dollars and fifty-four cents ($165.54) 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, November 29, *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* Leon Gilbert, 1/3 undivided interest, Morris Levine, 1/3 undivided interest, Jack I. & Bessie Cohen, 1/3 undivided interest. The purchasers complied by paying $400.00.

Respectfully submitted
Raymond L. Barrett
Clerk and Master
By: Jo Kemp
Deputy Clerk & Master

CERTIFICATE OF THE CLERK AND MASTER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5566 PAGE 797

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 27th day of December, 19 79, in Tax Minute Book 17, Page 5, in the cause wherein STATE OF TENNESSEE,ETC., Plaintiffs, and DELINQUENT TAXPAYERS FOR 1977 TAXES,ETC.,ET AL, CHARLES JAMES, Defendant(s) File No. 79-414-I, Control No. 0024-4900, 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 11th day of February, 1980, and 204th year of American Independence.

RAYMOND L. BARRETT,
CLERK AND MASTER

BY Joan Ann Willis
DEPUTY CLERK AND MASTER

RUSH

F 76659

IDENTIF. REFERENCE

FEB 15 11 46 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 5566 PAGE 798

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
			400.00- CO	
			1.04 CO TX	
			.50 PRFEE	
			12.00 MISC.	
			CHECK	13.54-
			2969A02/15/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F76659

IDENTIFICATION REFERENCE

FEB 15 11 46 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 742272