6/20/80

TAX

DECREE ENTERED JUNE 20, 1980,/M.B. 18, PAGE 489

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

BOOK 5617 PAGE 781

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 1977 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

PHILLIP BALLENTINE,

Control Number
0079-3500

Defendant(s)

File - Tax Civil Action
Number 79-414-I

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 55[illegible]
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 26th DAY OF June 1980.
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)

PHILLIP BALLENTINE

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), CASON A. DICKINSON, Trustee subject to the equity of redemption.

FILED
JUN 26 11 26 AM '80
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

F 95119

RUSH

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.

BOOK 5617 PAGE 785

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 1979 and continuing so long as he shall own the property.

All other matters are reserved.

The Report of the Clerk and Master follows.

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. Phillip Ballentine
2710 Morena Street
Nashville, Tennessee 37208

Mr. Cason A. Dickinson
P. O. Box 110172
Nashville, Tennessee 37211

STATE OF TENNESSEE, ETC.
versus
DTP (PHILLIP BALLENTINE)

79-414-I-0079-3500
BOOK 5617 PAGE 788

To the Chancellor:

By a decree entered in this cause at the October Term, 19 79, at page 747 of Min. Book No. 17 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:
2712 Morena Street
040 x 150 x IR
Field Book Number 11W 4275
Map and Parcel Number 92-6-86

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 1979 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 ($210.42) 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, May 22, 19 80, 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 Cason A. Dickinson, Trustee for $530.22. The purchaser complied by paying $530.22.

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

P O Box 110172
Nashville

BOOK 5617 PAGE 787

79-414-I-0079-3500

STATE OF TENNESSEE, ETC.

vs. } REPORT OF SALE

D.T.P.(PHILLIP BALLENTINE)

Filed May 28, 1980

Jo Kemp, D.C.&M.

BOOK 5617 PAGE 788

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 20th day of June, 1980, in Tax Minute Book 18, Page 489, in the cause wherein STATE OF TENNESSEE, ETC., the Plaintiff, and D.T.P.(PHILLIP BALLENTINE), the Defendant, Rule Number 79-414-I-0079-3500, 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 24th day of June, 1980, and the 204th year of American Independence.

RAYMOND L. BARRETT, CLERK & MASTER

Audrey Helms

DEPUTY CLERK AND MASTER

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5617 PAGE 789

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
			530.22-	CO
			1.30	CO TX
			.50	PRFEE
			15.00	WDEED
			CHECK	16.80-

6423A06/26/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F95119

IDENTIF. REFERENCE

JUN 26 11 26 AM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 764825