1/30, 81

DECREE ENTERED FEBRUARY 4,1981, TAX M.B. 20, PAGE 20

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 1978 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

JAMES H. CHANDLER, JR., et ux,

Control Number
0578-9500

Defendant(s)

BOOK 5717 PAGE 247

File - Tax Civil Action
Number 80-400-I

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 48000
Janet Johnson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 4th DAY OF March 1981.
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)

JAMES H. CHANDLER, JR., ET UX,

and all unknown heirs-at-law or devisees, and of all other parties to this suit to said parcel of land be divested out of them and each of them and be vested in the purchaser(s), CHARLES or JANET JOHNSON,

free to the equity of redemption.

03/04 19.40- CHECK

2876

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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 1979 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. & Mrs. Jas. H. Chandler, Jr.
2525 Shreeve Lane
Nashville, Tennessee 37208

Mr. & Mrs. Charles Johnson
1901 Omohundro Drive
Nashville, Tennessee 37210

J. Johnson
$1,500.00

STATE OF TENNESSEE, ETC.
versus
D.T.P. (JAMES H. CHANDLER, JR. ET UX)

80-400-I-0578-9500 BOOK 5717 PAGE 249

To the Chancellor:

By a decree entered in this cause at the OCTOBER *Term, 19* 80,
TAX
at page 225 *of Min. Book No.* 19 *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:
Ledford Drive
5.11 acres
Field Book Number 13DA 36585
Map and Parcel Number 70-3-1.1

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 ($459.90) 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 ch south door of the Courthouse

in Nashville, at 12:00 NOON *M., on* THURSDAY, JANUARY 15, *19* 81,

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 Charles or Janet Johnson for $1,500.00. The purchasers complied by paying $1,500.00

Respectfully submitted,

John Mitchell Grissim, Jr.
Clerk and Master

By J. Kemp
Deputy Clerk and Master

BOOK 5717 PAGE 250

80-400-I-0378-9500

STATE OF TENNESSEE, ETC.

vs. } REPORT OF SALE

D.T.P. (JAMES H. CHANDLER,

JR., ET UX)

Filed January 16, 1981

Jo Kemp, D.C.M.

CERTIFICATE OF CLERK AND MASTER

BOOK 5717 PAGE 251

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, CHRISTINA NORRIS, 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 4th day of February, 19 81, in Tax Minute Book 20, Page 20, in the cause wherein the State of Tennessee, etc. _____, is the Plaintiff, and Delinquent Taxpayers, etc. (James H. Chandler, Jr.etux), are the Defendants, Rule Number 80-400-I 0578-9500, 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 Court House at Nashville, Tennessee, this the 23rd day of February, 19 81, and the 205th year of American Independence.

CHRISTINA NORRIS, CLERK AND MASTER

Jo Kemp

DEPUTY CLERK AND MASTER

G 3 1 7 4 0

IDENTIF. REFERENCE

MAR 4 10 22 AM '81

FEE $ 2.00 REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5717 PAGE 252

FOR

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
			1500.00- CO	
			3.90 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK	19.40-
2876A03/04/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 1 7 4 0

IDENTIF. REFERENCE

MAR 4 10 22 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 809656