DECREE ENTERED DECEMBER 3, 1976--T.M.B. 10, PAGE 515

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, TENNESSEE,

Plaintiff

Vs.

DELINQUENT TAXPAYERS AS SHOWN ON THE 1974 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

JACK J. COHEN and SAM GARFINKLE

Control Number 0019-5200

Defendant(s)

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.
Jul 22 12 52 PM '81

IDENTIF. REFERENCE

G 5.1.7.4 5

File - Tax Civil Action Number A-6849

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 20,21
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July 1981.
E. Brothers
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 pursuant to the order for reference and to confirm the Report of Sale. It appearing to the Court that these Reports have been on file more than (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) JACK J. COHEN and SAM GARFINKLE 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 H. Otey, Jr. and Jack J. Cohen and wife Bessie D. Cohen, subject to the equity of redemption.

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

07/22 15.20- CHECK

8060

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 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 1977 and continuing so long as he shall own the property.

All other matters are reserved.

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

The Report of the Clerk and Master follows.

CHANCELLOR

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

James D. Luther, Metropolitan Attorney

CC: Mr. Jack J. Cohen
Mr. Sam Garfinkle
Stahlman Building
Nashville, Tennessee

Mr. John H. Otey, Jr. and
Mr. and Mrs. Jack J. Cohen
Stahlman Building
Nashville, Tennessee 37201

STATE OF TENNESSEE, ETC.
versus
DELINQUENT TAXPAYERS FOR 1974 TAXES, ETC.
(JACK J. COHEN & SAM GARFINKLE)

BOOK 5773 PAGE 92

A-6849-0019-5200

To the Chancellor:

By a decree entered in this cause at the April *Term, 19* 76,
at page 80 *of Min. Book No.* Tax 10 *the Clerk and Master was ordered to*
sell *upon the terms hereinafter set out,*
the following described property, to wit:

1217 11th Avenue, North
Part of Lots 60 and 61
D. T. McGavock, et al., Plan
33 x 150
Field Book Number 2W 18035
Map and Parcel Number 81-16-119

TERMS OF SALE: CASH. TO THE HIGHEST AND BEST BIDDER. SUBJECT TO THE RIGHT OF EQUITY OF REDEMPTION. THE PURCHASER SHALL BE LIABLE FOR PAYMENT OF TAXES ASSESSED AGAINST THE PROPERTY BEGINNING WITH THE YEAR 1977 AND CONTINUING SO LONG AS PURCHASER SHALL OWN THE PROPERTY.

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, 12:00 Noon *M., on* Thursday, November 4, *19* 76,
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 H. Otey, Jr. and Jack J. Cohen & wife, Bessie K. for $326.31.
The purchasers complied by paying $326.31.

Respectfully submitted,
Raymond L. Burrett, Clerk & Master
By Jo Kemp, D. C. & M.

CERTIFICATE OF THE CLERK AND MASTER

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 FINAL DECREE CONFIRMING SALE ENTERED DECEMBER 3,1976 T.M.B. 10,PAGE 515 of said Court, in the cause wherein THE STATE OF TENNESSEE, ETC., PLAINTIFF ( ), VS. DELINQUENT TAXPAYERS FOR 1974 TAXES,ETC.,ET AL (JACK J. COHEN AND SAM GARFINKLE) DEFENDANT ( ), FILE NO. A-6849- ~~CONTROL NO. 0019 5200~~, 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 22nd day of July ,19 81, and 206th year of American Independence.

CHRISTINA NORRIS, CLERK AND MASTER

BY _____
DEPUTY CLERK AND MASTER

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

RECEIVED OF _____ BOOK 5773 PAGE 94

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
			326.31-	CO
			.78	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	13.28-
			806UA07/22/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5. 1-7.4 5

IDENTIF. REFERENCE

JUL 22 12 52 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 833918