RECEIVED 2-6-82
DAVIDSON COUNTY
CHANCERY COURT JCP

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

File Box 6

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 1978 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, CLARK GOWER, ET UX Defendant(s)	BOOK 5854 PAGE 741 File - Tax Civil Action Number 80-400-I Control Number 0463-8000

ORDER FILED & ENTERED 2-11-82
MINUTE BOOK 21 PAGE 562

ORDER

It appears to the Court that Commerce Union Bank (hereinafter sometimes referred to as "CUB") is a bona fide creditor of Clark Gower and that CUB, by tendering into Court the statutorily required amount of Nine Thousand Six Hundred Ninety-Five and 99/100 Dollars ($9,695.99) (this being the amounts lawfully paid by the purchaser at the Chancery tax sale, Alice Stevens, with interest at six percent (6%)) and filing with the Clerk and Master a Receipt of Redeeming Creditor acknowledging that it has credited the account of Clark Gower with the statutorily required amount of Five Hundred Eighty-Four and 43/100 Dollars ($584.43) (this being ten percent (10%) of the amount bid by Alice Stevens at the Chancery tax sale, $5,844.30), has complied with the statutory procedure for and has exercised the right of redemption of the property described as follows:

A tract of land in the 7th Civil District of Davidson County, Tennessee, described according to a Boundary & Topographic Survey dated May 12, 1977, prepared by McKissack & McKissack Architects & Engineers, Inc., as follows:

Beginning at a point that is North 64 degrees 35 minutes West 412.99 feet from an existing iron pin on the westerly right of way of Hillsboro Road at the southeasterly corner of Jefferson Square Townhouses, Section One; thence North 47 degrees 41 minutes East 144.20 feet to an existing iron pin; thence North 30 deg. 01 minute West 183.37 feet to an existing iron pin; thence North 48 degrees 14

minutes West 63.00 feet to an existing iron pin; thence North 69 degrees 55 minutes West 52.63 feet to an existing iron pin; thence South 74 degrees 22 minutes West 80.91 feet to an existing iron pin; thence South 76 degrees 48 minutes West 133.48 feet to an iron pin set this survey; thence South 11 degrees 36 minutes East 163.00 feet to an existing iron pin; thence South 42 degrees 47 minutes East 88.27 feet to an existing iron pin; thence North 65 degrees 22 minutes East 69.67 feet to an existing iron pin; thence South 27 degrees 55 minutes East 144.70 feet to an iron pin set this survey; thence North 47 deg. 41 minutes East 88.64 feet to the point of beginning, containing 2.00 acres, more or less.

Being the same property conveyed to Alice Stevens, by Final Decree Confirming Sale from J. M. Grissim, Jr., Clerk & Master, of record in Book 5716, page 361, Register's Office for Davidson County, Tennessee, subject to a statutory right of redemption which must be exercised within two years from the date of tax sale.

It further appears to the Court that the Final Decree Confirming Sale to Alice Stevens was entered February 4, 1981, and is of record at Book 5716, page 361, Register's Office for Davidson County, Tennessee.

It further appears to the Court that CUB, by filing with the Clerk and Master a Receipt for Advance of Bid by Redeeming Creditor acknowledging that it had credited the account of Clark Gower with the additional amount of Eighteen Thousand Thirty and 38/100 Dollars ($18,030.38), has complied with all statutory procedures for advancing its amount paid in redemption and has exercised its right to so advance its bid by such amount, for a total aggregate amount paid in redemption of Twenty-Seven Thousand Seven Hundred Twenty-Six and 37/100 Dollars ($27,726.37).

It is therefore ORDERED:

1. That CUB's Motion to Redeem and to Have Property Titled in the Name of Commerce Union Bank is granted.

2. That all right, title, and interest of the purchaser, Alice Stevens, her spouse, if any, and any and all unknown heirs-at-law or devisees in and to the Property, is divested out of them and is vested in the redeeming creditor, Commerce Union Bank, subject to the equity of redemption.

3. The Clerk and Master will provide Commerce Union Bank with a certified copy of this decree for registration. The costs of the said certified decree will be paid by said Commerce Union Bank and on application a writ of possession will issue to put Commerce Union Bank in possession of said parcel of land at Commerce Union Bank's cost.

4. That the $9,695.99 deposited into Court by CUB be paid over by the Clerk and Master to Alice Stevens.

5. That it be recognized that the total aggregate amount paid in redemption by CUB is Twenty-Seven Thousand Seven Hundred Twenty-Six and 37/100 Dollars ($27,726.37) and that anyone seeking to further redeem the property from CUB must base such redemption on such amount as the amount bid by CUB.

ENTERED this the _____ day of _____, 1982.

CHANCELLOR

DEARBORN & EWING
Attorneys for Commerce Union Bank

BY: _____
John C. Phipps II

cc: Alice Stevens
1202 Graybar Lane
Nashville, Tennessee 37215

Mr. and Mrs. Clark Gower
5045 Hillsboro Road
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 27,726.37 .

_____

Subscribed and sworn to before me this 23rd day of FEBRUARY, 1982.

_____
Notary Public

My Commission Expires: 1-20-85

BOOK 5854 PAGE 744

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

DECREE ENTERED FEB.11,1982 in Tax Minute Book 21, Page 562

of said Court, in the cause wherein

STATE OF TENNNESSEE ETC., ET AL,

PLAINTIFF ( ), VS. DELINQUENT TAXPAYERS FOR 1978 TAXES, ETC., ET AL

(CLARD GOWER, ET UX),

DEFENDANT ( ), FILE NO. 80-400-I (0463-8000), 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 16 th day of FEB., 19 82, and 106th year of American Independence.

CHRISTINA NORRIS, CLERK AND MASTER

BY Jana Herrera
DEPUTY CLERK AND MASTER

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
FEB 23 3 10 PM '82

IDENTIF. REFERENCE

80743

02/23 84.00-, Check

3865

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

RECEIVED OF BOOK 5854 PAGE 745

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
			27726.37- CO	
			72.02 CO TX	
			.50 PRFEE	
			12.00 MISC.	
			CHECK	84.52-
3805A	02/23/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

380743

IDENTIF. REFERENCE

FEB 23 3 10 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 868365