1/30/81

DECREE ENTERED FEBRUARY 4,1981, TAX M.B. 20, PAGE 84

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

BOOK 6004 PAGE 23

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,

W. D. McKISSACK and ANNE E. BROWN

Control Number 0095-6400

Defendant(s)

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 $ 350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF Feb 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)

W. D. McKISSACK and ANNE E. BROWN

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), CARL H. BEAN, JR. d/b/a MUSIC CITY INVESTMENT ENTERPRISES, subject to the equity of redemption.

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 6004 PAGE 24

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

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

Sara E. Sedgwick, Metropolitan Attorney

cc: Mr. W. D. McKissack
Ms. Anne E. Brown
4th & Cedar
Nashville, Tennessee 37201

Mr. Carl H. Bean, Jr., d/b/a
Music City Investment Enterprises
P. O. Box 90121
Nashville, Tennessee 37209

State of Tennessee, etc.
versus
Delinquent Taxpayers, etc.
(W.D.McKissack & Anne E.Brown)

80-400-I-0095-6400

BOOK 6004 PAGE 25

To the Chancellor:

By a decree entered in this cause at the October *Term, 19____,*

at page 314 *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:
Branch Street
Lot Nos. 87 & 88
110 x 174 x IR
Field Book Number 11W 58050
Map and Parcel Number 91-8-135

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 ($31.20) 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, 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 Carl H. Bean, Jr.,

dba Music City Investment Enterprises for $250.00. The purchaser

complied by paying $250.00.

Respectfully submitted,

John Mitchell Grissim, Jr.
Clerk and Master

by

Deputy Clerk and Master

BOOK 6004 PAGE 26

80-400-I-0095-6400

State of Tennessee, etc.

vs. } REPORT OF SALE

Delinquent Taxpayers

(W.D. McKissack & Anne E.Brown

Filed Jan. 16, 19 81

Jo Kemp, D.C. & M.

CERTIFICATE OF THE CLERK AND MASTER

BOOK 6004 PAGE 27

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, JOHN MITCHELL GRISSIM, JR., Clerk and Master pro tem 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. 4,1981 in Tax Minute Book 20 Page 84

of said Court, in the cause wherein State of Tennesse,e et al, Plaintiff ( ) VS. Delinquent Taxpayers for 1978 taxes, etc, etal (W. D. McKissack and Anne E. Brown), Defendant ( ), FILE NO. 80-400-I (0095-6400), 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 10th day of Feb., 19 81, and 205th year of American Independence.

JOHN MITCHELL GRISSIM, JR.
CLERK AND MASTER pro tem

IDENTIF. REFERENCE

FEB 8 11 26 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 3 0 1 3 0

RUSH

02/08 16.02- CHECK

6064

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6004 PAGE 28

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

250.00- CO
.52 CO TX
.50 PRFEE
15.00 MISC.
CHECK 16.02-
6004 A02/08/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H30130

IDENTIF. REFERENCE

FEB 8 11 36 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 928267