RECEIVED 12-27-85
DAVIDSON COUNTY
CHANCERY COURT

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

I hereby certify that this is a true copy of original instrument filed in my office
This 15 day of January 1986
CHRISTINA NORRIS, Clerk & Master
By Cindy Helms
Deputy Clerk

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 1983 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

QUEENIE STEWART,

Control Number 0046-5300

Defendant(s).

File Tax Civil Action
Number 85-372-I

BOOK 6764 PAGE 170

ORDER FILED & ENTERED 12-30-85
MINUTE BOOK 24 PAGE 155

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 appeaing 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)Queenie Stewart, 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)Bhag S. Kanwar & Mrs. Shashi Kanta Kanwar, 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.

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:

BOOK 6764 PAGE 171

1. The costs of this cause.

2. All real property taxes, penalty, interest, statutory attorney's fees, and costs 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 shall be liable for the taxes assessed against the property beginning with the year 1984 and continuing so long as he shall own the property.

All other matters are reserved.

The Report of the Clerk and Master follows and is incorporated herein.

CHANCELLOR

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

KEVIN S. KEY
Metropolitan Attorney

xc: Queenie Stewart
c/o Mrs. Queen Bogwell
814 Benton Avenue
Nashville, TN 37204

Bhag S. Kanwar & Mrs. Shashi Kanta Kanwar
1015 Shannon Lane
Franklin, TN 37064

RUSH

IDENTIFICATION REFERENCE

JAN 16 2 40 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

69468

State of Tennessee, etc.
versus
Delinquent Taxpayers, etc.
(Queenie Stewart)

85-372-I-0046-5300

To the Chancellor:

By a decree entered in this cause on September 26, , *19* 85,

at page 49 Tax *of Min. Book No.* 24 *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:

BOOK 6764 PAGE 172

924 Phillips Street
50 x 142
.16 acres
Field Book Number 4W 10815
Map and Parcel Number 81-16-664
Deed Book 2299, Page 359

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 19 84, 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 $ 395.83 , plus interest, penalty, statutory attorneys' 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* Tuesday, November 26, *19* 85, *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 Bhag S. Kanwar and Mrs. Shashi Kanta Kanwar for $3,150.00. The purchasers complied by paying $3,150.00.

Respectfully Submitted,
Christina Norris, Clerk and Master

By Christy Daniel
Deputy Clerk and Master

101 [illegible]
Franklin [illegible]