BOOK 6882 PAGE 468

Rec'd 4/2/86

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 2 day of [illegible]
CHRISTINA NORRIS
By [illegible]
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,

HARRY C. BALLARD, ETUX,

Control Number 0657-7700

Defendant(s).

File Tax Civil Action Number 85-372-I

ORDER FILED & ENTERED 6-5-86
MINUTE BOOK 24 PAGE 488

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)Harry C. Ballard, etux, 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) Lillian Landau Schklar, 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:

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: Mr. & Mrs. Harry C. Ballard
431 Ocala Dr., Apt. 214
Nashville, TN 37211

Lillian Landau Schklar
1023 Battlefield Drive
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS
$ 510.00
Mark Schklar
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 10 DAY OF June 19 82.
Deputy Register

State of Tennessee etc.
versus
Delinquent Taxpayers, etc.
(Harry C. Ballard, et ux)

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85-372-I 0657-7700

To the Chancellor:

By a decree entered in this cause on March 6, 19 86,

at page 263 *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:

1806 Lombardy Avenue
.22 acres
70 x 34 x 76
Field Book Number 16DA 1545
Map and Parcel Number 117-8-69
Deed Book 3933, Page 195

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 $ 5.72, 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* Thursday, May 1, 19 86,

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 Lillian Landau Schklar

for $510.00. The purchaser complied by paying $510.00.

Respectively submitted,

Christina Norris, Clerk & Master

By J.A. Kemp
Deputy Clerk & Master

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85-372-I 0657-7700

State of Tennessee etc.

vs. } REPORT OF SALE

Delinquent Taxpayers, etc.
(Harry C. Ballard, et ux)

Filed May 7, 19 86

Jo Kemp, D.C.M.

08997

IDENTIFICATION REFERENCE

Jun 10 1 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 6882 PAGE 472

IN THE CHANCERY COURT, PART 1, DAVIDSON COUNTY, TENNESSEE

FILED

'85 NOV -9 PM 3:24

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.	)	TAX CIVIL ACTION FILE NO. 85-372-I
DELINQUENT TAXPAYERS AS SHOWN ON THE 19 83 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,	)	
HARRY C. BALLARD, ET UX	)	
CONTROL NO. 0657-7700	)	

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the order of reference entered in Tax Minute Book 24, Page 263, on MARCH 6, 1986,

I find as follows:

1. The total amount of taxes, interest, penalty and statutory attorney's fee due and payable to the Metropolitan Government on the date of sale, May 1, 1986.

FOR THE YEAR OF:	AMOUNT
1975	$ 13.34
1976	13.30
1977	13.26
1978	13.23
1979	13.19
1980	13.31
1981	18.77
1982	13.90
1983	14.03
1984	15.11
1985	2.06
	$143.50

2. Court costs due and payable to the Clerk and Master on the date of sale, May 1, 1986.

		AMOUNT:
Costs:	TOTAL:	$164.38

Respectfully submitted,

CHRISTINA NORRIS,
CLERK AND MASTER

BY _____
DEPUTY CLERK AND MASTER

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6882 PAGE 473

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

510.00- CONF.
1.30 CSTAX
.50 PRFE
15.00 MISC.
CHECK 16.80-
3757AD6/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 257374

0 8 9 9 7-

IDENTIFICATION/REFERENCE

JUN 10 1 06 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN