BOOK 7034 PAGE 221

RECEIVED
OCT 20 1986
DAVIDSON 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 7th day of November, 1986
CHRISTINE NORRIS Clerk & Master
By Jo Kessler Deputy Clerk
DAVID WASHINGTON

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,

JAMES SCRUGGS,

Control Number 0078-5900

Defendant(s).

File Tax Civil Action Number 85-372-I

ORDER FILED & ENTERED 10/20/86
MINUTE BOOK 25 PAGE 78

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) James Scruggs, 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) Roger T. Martin, Sr., 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: James Scruggs
709 Lean Street
Nashville, TN 37208

OWNER & TAX BILLS: Roger T. Martin, Sr.
1710 23rd Ave., No.
Nashville, TN 37208

Mail

B.B.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS
$ 900.00
Roger T. Martin Sr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 7th DAY OF NOV. 19 86
B. Edwards
Deputy Register

State of Tennessee etc.
versus
Delinquent Taxpayers etc.
(James Scruggs)

85-372-I 0078-5900

To the Chancellor:

By a decree entered in this cause on July 22 *19* 86,

at page 541 *of* Tax *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:
2516 Batavia Street
.09 acres
36 x 106
Field Book Number 11W 5590
Map and Parcel Number 92-6-458
Deed Book 4166, Page 462

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 $ 152.85, 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, September 25 *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 Rogers T. Martin, Sr. for $900.00. The purchaser complied by paying $900.00.

Respectfully Submitted,
Christina Norris, Clerk & Master

By Christy Daniel
Deputy Clerk and Master

IDENTIFICATION REFERENCE
NOV 7 8 39 AM '86
PEGGY E. WILSON REGISTER
DAVIDSON COUNTY, TN

6 1 3 7

710 23rd Ave No
Nashville 37208

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

RECEIVED OF _____

FOR _____

BOOK 7034 PAGE 224

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

900.00- CAMT.
2.52 CSTAX
.50 PRFEE
9.00 MISC.
CHECK 12.02-
3560A11/07/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6111137.

IDENTIF. REFERENCE

Nov 7 8 39 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 09598