RECEIVED
JAN 26 1990
REGISTER OF DEEDS

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 5 day of February 1990
CLAUDIA C. BONNYMAN Clerk & Master
By [signature] 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 1987 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

BATSON, JULIA M.,

Control Number 1219-2200

Field Book Number 27W 18970

Defendant(s).

File Tax Civil Action Number 89-540-II

BOOK 8045 PAGE 753

ORDER FILED & ENTERED
FEB 1 1990
MINUTE BOOK 33 PAGE 215

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) Julia M. Batson, and any and all unknown heirs-at-law or devisees, and of all other parties to this suit in and to said parcel of land be divested out of them and each of them and be vested in the purchaser(s), Erban Realty Company, 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 1990 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.

C. Allen Hill
CHANCELLOR

APPROVED FOR ENTRY:

Elizabeth Kalogeros Webb

ELIZABETH KALOGEROS WEBB
Supreme Court No. 11554
Metropolitan Attorney
204 Metropolitan Courthouse
Nashville, TN 37201
(615) 259-6141

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 43,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF Feb. 19 90
Deputy Register

xc: Erban Realty Company
Box 41162
Nashville, TN 37204

owner & tax bills.

Ms. Julia M. Batson
1000 Seymour Avenue
Nashville, TN 37206

IDENTIF. TREFERENCE
FEB 14 1 10 PM '90
MAIL ENVL.
2882 02/14 0101 03CHECK 24.85
03871

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

File No. 89-540-II

Control No. 1219-2200

Field Book No. 27W 18970

Julia M. Batson

FILED
1990 JAN 16 AM 9:08
CLERK & MASTER
CHANCERY CT.
D.C. & M.

# REPORT OF SALE

To the Chancellor:

An order was entered in this case on May 26, 19 89, on page 28 of Tax Minute Book 28 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee:

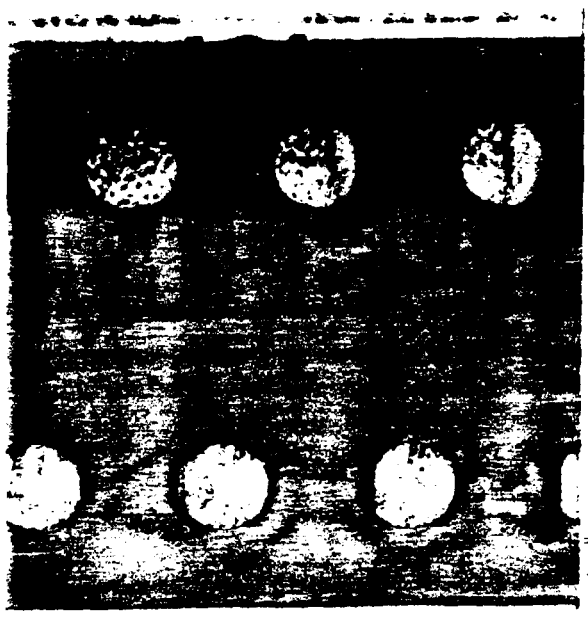
1000 Seymour Av
.26 acres
Field Book Number 27W 18970
Map and Parcel Number 082-08-0 369.00
Deed Book 5631, Page 932

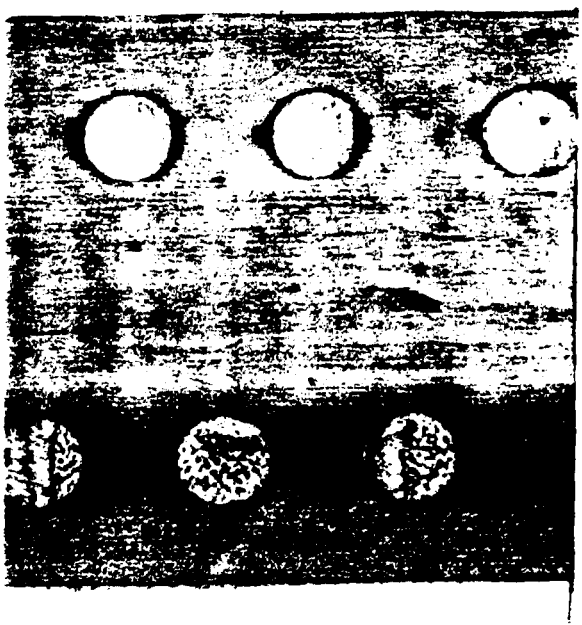
TERMS OF SALE: Cash. To the highest and best bidder. Subject to the right of equity of redemption. The purchaser(s) shall be liable for payment of taxes assessed against the property beginning with the year 19 88, and continuing so long as purchaser(s) shall own the property. If there are any excess 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 $ 1052.55 plus interest, penalty, statutory attorneys' fees and costs as provided by law.

I respectfully report that I advertised for the required time in the Nashville Record, a newspaper published in Nashville, stating that at the south door of the Courthouse in Nashville, at 12:00 o'clock noon, on Thursday, Jan.11,1990, I would sell the above-described property upon the stated terms. I held the sale as ordered and the property was fairly struck off and sold to Erban Realty Company for $4,500.00. The purchaser complied by paying $4,500.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN, CLERK & MASTER

By J. Temp
Deputy Clerk and Master





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

RECEIVED OF _____

FOR _____

**BOOK 8045 PAGE 756**

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 4500.00 |
| CON TX | 14.85 |
| PRFEE | 1.00 |
| MISC | 9.00 |
| TOTAL | 24.85 |
| CHECK | 24.85 |

02/14/90 01 13:08 0001 2882

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

03871

IDENTIF. REFERENCE

FEB 14 1 10 PM '90

DAVIDSON COUNTY TN.

**No.** 292880