IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

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,

ANDREW SHEPHERD, ET UX, ✓

Control Number 1508-7600 ✓

Field Book Number 11D 44335 ✓

Defendant(s).

I hereby certify that this is a true copy of original instrument filed in this office.
This 6 day of April 19 90
CLAUDIA C. BONNYMAN Clerk & Master
By Linda Hubbell Deputy Clerk
File Tax Civil Action Number 89-540-II

ORDER FILED & ENTERED
APR - 4 1990
MINUTE BOOK 34 PAGE 296

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) Andrew Shepherd, Et ux, 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.

CHANCELLOR

APPROVED FOR ENTRY:

Pamela D. Pitts

PAMELA D. PITTS, #013030
Metropolitan Attorney
204 Metropolitan Courthouse
Nashville, TN 37201
(615) 259-6141

xc: Mr. & Mrs. Andrew Shepherd
P.O. Box 1224
Madison, TN 37115

New Owner & Send Tax Bills -
Erban Realty Company
Box 41162, 708 Berry Road
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April 19 90.

Deputy Register

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

ANDREW SHEPHERD, ET UX

File No. 89-540-II

Control No. 1508-7600

Field Book No. 11D 44335

FILED
90 FEB 28 PM 3:11
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
Brenda Fraly D.C.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on June 12, 19 89 on page 185 of Tax Minute Book 29 directing the Clerk and Master to sell the following described property:

BOOK 8086 PAGE 314

Land in Davidson County, Tennessee:

KINSEY BV
.21 ACRES
FIELD BOOK NUMBER 11D 44335
MAP AND PARCEL NUMBER
052-03-0 079.00
DEED BOOK 5882, PAGE 203

0356 04/11 0101 03CHECK 12.31

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 $ 28.90, 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 2nd Floor Mezzanine south door of the Courthouse in Nashville, at 12:00 o'clock noon, on Thursday, Feb.22,1990, 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 Co. for $700.00.

The purchaser complied by paying $700.00.

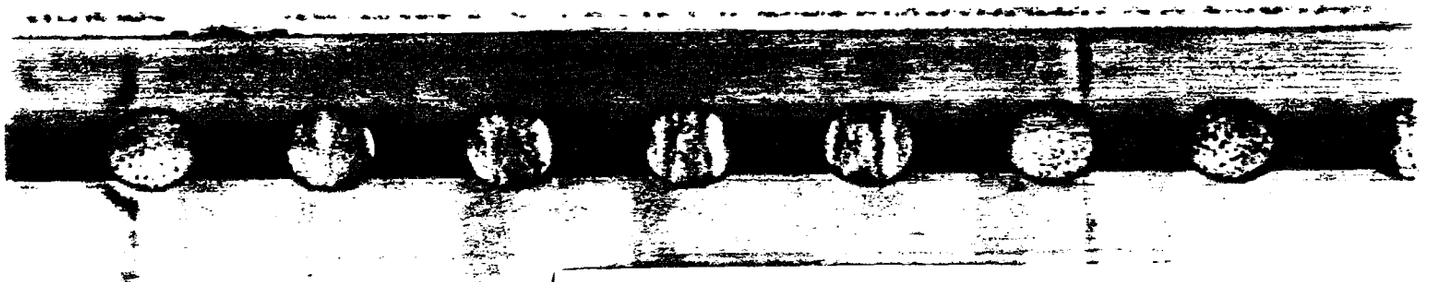
Respectfully Submitted,
CLAUDIA C. BONNYMAN,
CLERK AND MASTER

By Brenda Fraly
Deputy Clerk and Master

18165

IDENTIF. &REFERENCE
APR 11 11 50 PM '90
DAVIDSON COUNTY TN.
MAIL COPY

Box 41162
708 Berry Road
Nashville, TN 37204

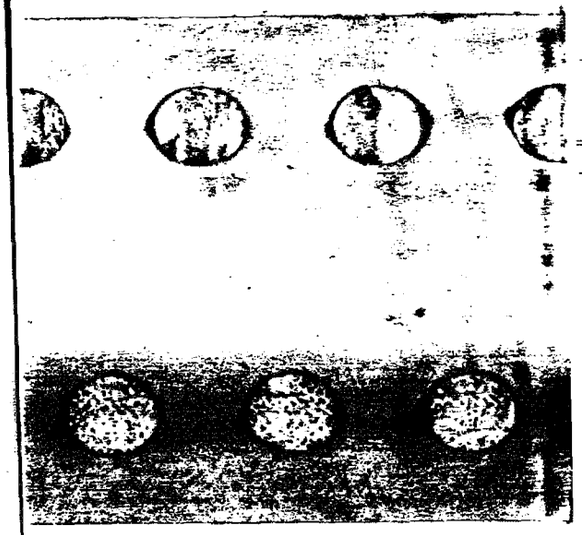


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8086 PAGE 315



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	700.00
CON TX	2.31
PRFEE	1.00
MISC	9.00
TOTAL	12.31
CHECK	12.31

04/11/90 01 11:50 0001 0356

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 1 6 5

REFERENCE

APR 11 11 50 PM '90

DAVIDSON COUNTY TN.

No. 309481