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 1538-5300

Field Book Number 11D 44340

Defendant(s).

I hereby certify that this is a true copy of original instrument filed in this office.
This 6 day of April 1990
CLAUDIA C. BONNYMAN, Clerk & Master
By Linda Kuebler Deputy Clerk

File Tax Civil Action Number 89-540-II

ORDER FILED & ENTERED
APR - 4 1990
MINUTE BOOK 34 PAGE 300

0358 04/11 0101 03CHECK 13.30

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 $4,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April 1990.

Deputy Register

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

File No. 89-540-II

Control No. 1538-5300

Field Book No. 11D 44340

ANDREW SHEPHERD ETUX

REPORT OF SALE

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

To the Chancellor:

An order was entered in this case on June 12, 1989, on page 188 of Tax Minute Book 29 directing the Clerk and Master to sell the following described property:

BOOK 8086 PAGE 322

Land in Davidson County, Tennessee:

KINSEY BV
.20 ACRES
FIELD BOOK NUMBER 11D 44340
MAP AND PARCEL NUMBER
052-03-0 080.00
DEED BOOK 5882, PAGE 203

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 1988, 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 ~~south door~~ 2nd Floor Mezzanine 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 $1,000.00.

The purchaser complied by paying $1,000.00.

Respectfully Submitted,

CLAUDIA C. BONNYMAN,
CLERK AND MASTER

By Brenda Fraley
Deputy Clerk and Master

8467

IDENTIF. REFERENCE

APR 11 11 51 PM '90

DAVIDSON COUNTY TN.

MAIL EXPL.

Box 41162
708 Berry Rd.
[illegible] TN 37



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

RECEIVED OF _____

FOR _____

BOOK 8086 PAGE 323

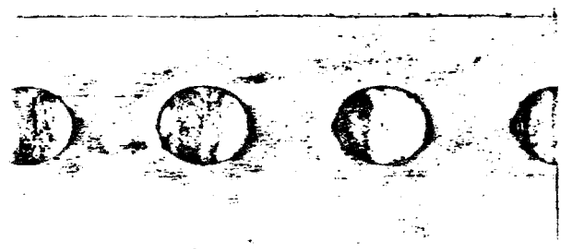
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

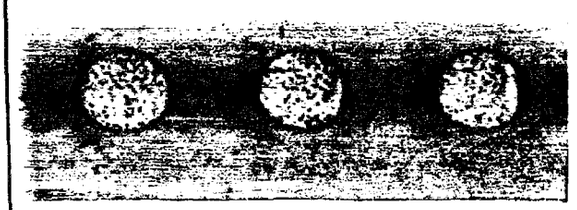
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	1000.00
CON TX	3.30
PRFEE	1.00
MISC	9.00
TOTAL	13.30
CHECK	13.30

04/11/90 01 11:51 0001 0358

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK







8167.

IDENTIF. REFERENCE

APR 11 11 51 PM '90

DAVIDSON COUNTY TN.

No. 309483