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,

JOE A. SNEED, ✓

Control Number 0472-7100 ✓

Field Book Number 11D 71490 ✓

Defendant(s).

I hereby certify that this is a true copy of original instrument filed in my office.

This 6 day of April 1990

CLAUDIA C. BONEY, Clerk & Master

By Linda Kuebler
Deputy Clerk

File - Tax Civil Action Number 89-540-II

3332 04/20 0101 03CHECK 10.66

ORDER FILED & ENTERED

APR - 4 1990

MINUTE BOOK 34 PAGE 319

FINAL DECREE CONFIRMING SALE

This cause came to be heard upon motion of plaintiff to confirm the Report of Sale. It appearing to the Court that this Report has been on file more than five (5) days and is without exception.

It is therefore ORDERED by the Court that the Motion be, and the same hereby, is granted. All rights, title, and interest of the defendant(s), Joe A. Sneed, 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), Mohammad Jalalian and Nourdin Khayata, 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 Metrpolitan 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(s) shall be liable for the taxes assessed against the property beginning with the year 1988 and continuing so long as he shall own the property.

All 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, Tennessee 37201
(615) 259-6141

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 209.43

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 1990.

Deputy Register

xc: Mr. Joe A. Sneed
710 Hatcher Lane
Columbia, TN 38401

Mohammad Jalalian & Nourdin Khayata
213 Flora Maxwell Road
Nashville, TN 37211

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

JOE A. SNEED

File No. 89-540-II

Control No. 0472-7100

Field Book No. 11D 71490

REPORT OF SALE

To the Chancellor:

An order was entered in this case on September 6, 1989, on page 154 of Tax Minute Book 32 directing the Clerk and Master to sell the following described property:

FILED
89 FEB 23 PM 12:39
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

Land in Davidson County, Tennessee:

HARVARD AV
.13 ACRES
FIELD BOOK NUMBER 11D 71490
MAP AND PARCEL NUMBER
052-05-0 151.00
DEED BOOK 7226, PAGE 232

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 $ 2.17, 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 Mohammad Jalalian and Nourdin Khayata for $209.43. The purchasers complied by paying $209.43.

Respectfully Submitted,

CLAUDIA C. BONNYMAN,
CLERK AND MASTER

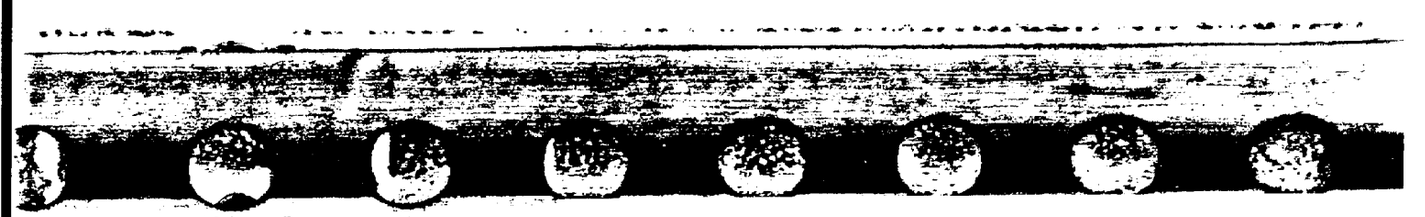
By _____
Deputy Clerk and Master

20565

IDENTIF. PREFERENCE

APR 20 3 53 PM '90

RUSH



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8093 PAGE 15

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
			MAMT	209.43
			MOR TX	0.66
			PRFEE	1.00
			MISC	9.00
			TOTAL	10.66
			CHECK	10.66
04/20/90	01		15:52 0001	3232



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20565

IDENTIF. REFERENCE

APR 20 3 53 PM '90

DAVIDSON COUNTY TN

No. 312315