11-30-87

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 12 day of June 1990
CLAUDIA C. BONNYMAN Clerk & Master
By 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 1984 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

JACK J. COHEN, ET UX & LEON GILBERT, ET AL,

Control Number 1632-2300

Field Book Number 02W 13045

Defendant(s).

File Tax Civil Action Number 86-476-II

BOOK 8129 PAGE 781

ORDER FILED & ENTERED 12-1-87
MINUTE BOOK 26 PAGE 96

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) Jack J. Cohen, et ux and Leon Gilbert, et al, 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) Buford F. Drake and wife, Juanita S. Drake, 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 1988 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, III
CHANCELLOR

THE DEPARTMENT OF LAW OF THE
METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY

Kevin S. Key
KEVIN S. KEY
Metropolitan Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ *3000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 12th DAY OF June 1990.
Deputy Register

xc: Bob Doyle
Attorney for the Estate of Elmer Askins, Sr.
Stahlman Building
Nashville, Tennessee 37201

Harris Gilbert
Executor to Estate of Leon Gilbert
Third National Bank Bldg.
Nashville, Tennessee 37219

Annie M. Askins
722 Rowan Drive
Nashville, Tennessee 37207

Annie Ruth Askins Dumas
107-A Dellway Villa
Nashville, Tennessee 37207

Elmer Akins, Jr.
10743 S. Union
Chicago, Illinois 60629

Jack Cohen, Et ux
1119 Stahlman Bldg.
Nashville, Tennessee 37201

Owner & Tax Bills:
Buford F. & Juanita S. Drake
1702 Villa Place
Nashville, Tennessee 37212

State of Tennessee etc.
versus
Delinquent Taxpayers etc.
(Jack J. Cohen, et ux & Leon Gilbert)

86-476-II 1632-2300
2W 13045

To the Chancellor:

By a decree entered in this cause on August 10, , 19 87,

at page 649 *of Min. Book No.* 25 *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:
1304 10th Ave., North
.17 acres
Field Book Number 02W 13045
Map and Parcel Number 81-12-397
Deed Book 5365, Page 835

9781 06/12 0101 03CHECK 19.60

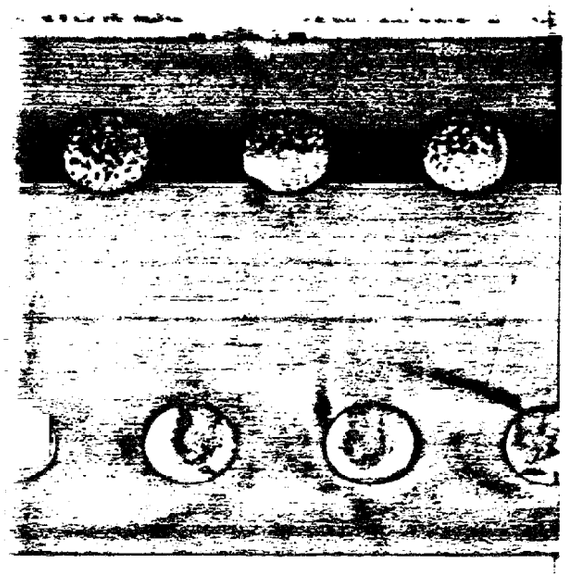
TERMS OF SALE: Cash. To the highest and best bidder. Subject to the right of equity of redemption. The purchaser(s) shall be liable for payment of taxes assessed against the property beginning with the year 19 86, and continuing so long as purchaser(s) shall own the property. If there are any excess 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 $ 492.42, plus interest, penalty, statutory attorneys' fees, and costs as provided by law.

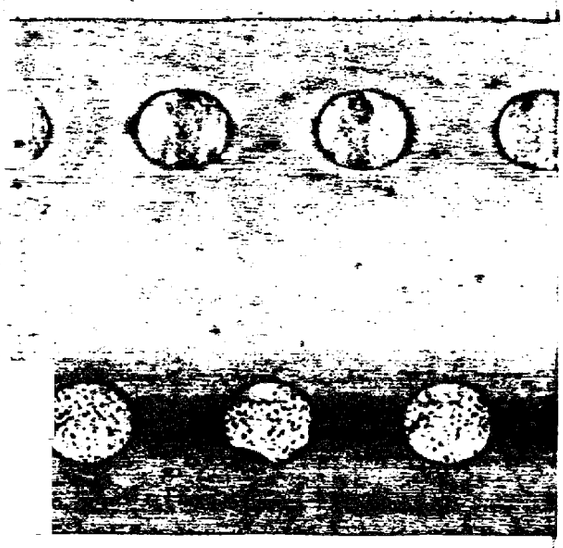
In obedience to said order, I respectfully report that I advertised, for the required time, in the NASHVILLE RECORD *a newspaper published in the city of Nashville, stating that at* the south door of the Courthouse *in Nashville,* at 12:00 noon *M., on* Thursday, October 22, 19 87, *I would* sell *said 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 Buford F. &/or Juanita S. Drake for $2,000.00. The purchasers complied by paying $2,000.00.

IDENTIFICATION REFERENCE
JUN 12 11:14 AM 198
DAVIDSON COUNTY, TN
3429

Respectfully Submitted
Christina Norris, Clerk & Master
By Christy Daniel
Deputy Clerk and Master

1702 Vi a Place





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

RECEIVED OF _____

FOR _____

BOOK 8129 PAGE 785

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 2000.00
				CON TX 6.60
				PRFEE 1.00
				WDEED 12.00
				TOTAL 19.60
				CHECK 19.60
06/12/90	01			11:15 0001 9781

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.3429

IDENTIFI REFERENCE

JUN 12 11 14 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 327443