RECEIVED
JAN 12 1990
DAV. CO. CHANCERY COURT

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,

WAGGONER, GEORGE, ET UX,

Control Number 1197-6900

Field Book Number 01W 10680

Defendant(s).

I hereby certify that this is a true copy of original instrument filed in my office.
This 19 day of January 1990
CLAUDIA C. BONNYMAN Clerk & Master
By Judy Helm Deputy Clerk

File Tax Civil Action Number 89-540-II

ORDER FILED & ENTERED
JAN 18 1990
MINUTE BOOK 32 PAGE 743

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) George Waggoner, 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), Karen Bamman and Charles L. Bamman, Jr., 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:

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
$1,050.00
Karen M. Bamman
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 1990.
Deputy Register

xc: Mr. Charles L. Bamman & Ms. Karen Bamman
P.O. Box 198007
Nashville, TN 37219

Mr. & Mrs. George Waggoner
1821-B 3rd Ave., North
Nashville, TN 37208

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

File No. 89-540-II

Control No. 1197-6900

Field Book No. 1W 10680

George Waggoner, et ux

REPORT OF SALE

To the Chancellor:

An order was entered in this case on September 6, 19 89, on page 425 of Tax Minute Book 30 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee:

1821-B 3RD AV N
.17 ACRES
FIELD BOOK NUMBER 01W 10680
MAP AND PARCEL NUMBER
081-08-0 310.00
DEED BOOK 1851, PAGE 614

FILED
89 DEC 20 PM 1:43
CLERK & MASTER
DAVIDSON CO CHANCERY CT
Jo Kemp D.C. & M.

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 $ 144.06, 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, Dec.14,1989, 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 Karen Bamman and Charles L. Bamman, Jr. for $1,050.00. The purchasers complied by paying $1,050.00.

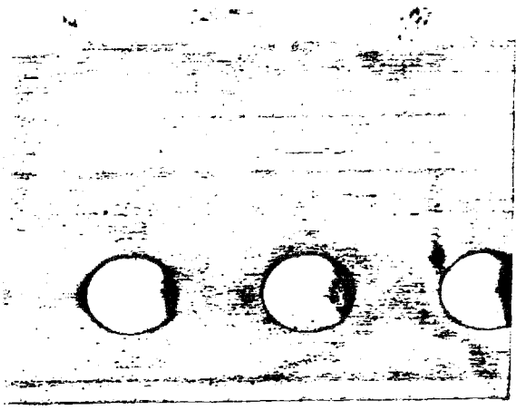
Respectfully Submitted,
CLAUDIA C. BONNYMAN, CLERK & MASTER

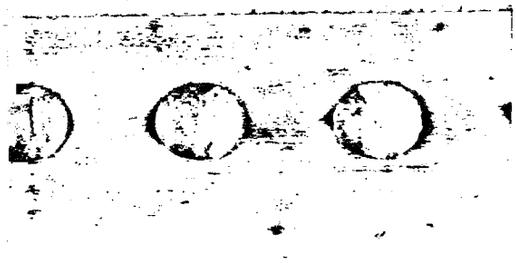
By Jo Kemp
Deputy Clerk and Master

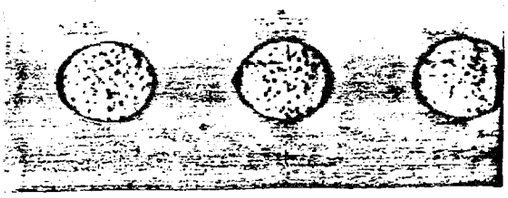
42033

FILED FOR RECORD
Jul 17 11 52 AM '90
DAVIDSON CO. TENN.

3737 07/17 0101 03CHECK 13.30







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

RECEIVED OF _____

FOR _____

BOOK 8154 PAGE 500

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	1050.00
CON TX	3.30
PRFEE	1.00
MISC	9.00
TOTAL	13.30
CHECK	13.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible] 01 11:53 0001 0787

42033

IDENTIFICATION

JUL 17 11 52 AM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENN.

No. 337620