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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,

HUGH TRIGG & W.D. JENKINS,

Control Number 1538-9800

Field Book Number 27W 24190

Defendant(s).

I hereby certify that this is a true copy of original instrument filed in my office.
This 29 day of August 1990
CLAUDIA C. BONNYMAN Clerk & Master
By Deputy Clerk

File - Tax Civil Action Number 89-540-II

BOOK 8202 PAGE 668

ORDER FILED & ENTERED
AUG 28 1990
MINUTE BOOK 36 PAGE 56

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), Hugh Trigg & W.D. Jenkins, 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, 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~~ 862-6341

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 2,216.77
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF Sept 1990.
Deputy Register

xc: Mohammad Jalalian
1508 Arbor Creek Lane
Nashville, TN 37217

Hugh Trigg & W.D. Jenkins
c/o T.J. Properties
606 Truxton Drive
Nashville, TN 37214

5 9 7.9 0

TENNESSEE REFERENCE
SEP 25 2 45 PM '90

BOOK 8202 PAGE 670

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

File No. 89-540-II

Control No. 1538-9800

Field Book No. 27W 24190

Hugh Trigg & W. D. Jenkins

FILED
1990 JUL 26 AM 10:19
DAVIDSON CO. CHANCERY CT.
CLERK & MASTER

REPORT OF SALE

To the Chancellor:

An order was entered in this case on April 23, 19 90, on page 428 of Tax Minute Book 34 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee:

1312 McKennie Av
.21 acres
Field Book Number 27W 24190
map and Parcel Number 083-02-0 016.00

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 $577.03, 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~~ Nashville Business Journal, 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, July 19,1990, 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 for $2,216.77.

The purchaser complied by paying $2,216.77.

Respectfully Submitted,
CLAUDIA C. BONNYMAN, CLERK & MASTER

By _____
Deputy Clerk and Master

1374 09/25 0101 03CHECK 17.26

1508 D, Lor Ci
Nash... TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8202 PAGE 671

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 2216.77
				CON TX 7.26
				PRFEE 1.00
				WDEED 9.00
				TOTAL 17.26
				CHECK 17.26
			09/25/90 01	14:47 0001 1874

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 7 9 0

IDENTIFICATION REFERENCE

SEP 25 2 45 PM '90

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

No. 358481