RECEIVED
1990

BOOK 8219 PAGE 684

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 1985 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

SAM B. SANDERS,

Control Number 0310-2000

Field Book Number 12DA 45337

Defendant(s).

I hereby certify that this is a true copy of original instrument filed in my office.
This 17 day of October 1990
CLAUDIA C. BONNYMAN, Clerk & Master
By Cindy Helms
Deputy Clerk

File Tax Civil Action Number 87-450-III

ORDER FILED & ENTERED
OCT 15 1990
MINUTE BOOK 37 PAGE 751

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), Sam B. Sanders, 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), Richard W. and Vanessa Hemmen, 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.

Robert S. Brannon
CHANCELLOR

APPROVED FOR ENTRY:

Pamela D. Pitts

PAMELA D. PITTS, #013030
Metropolitan Attorney
204 Metropolitan Courthouse
Nashville, TN 37201
(615) 862-6341

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 500
Richard W. Hemmen
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 18th DAY OF Oct. 1990.
L. Edwards
Deputy Register

xc: Sam B. Sanders
6640 Jocelyn Hollow Road
Nashville, TN 37205

Owner & Tax Bills:
Richard W. & Vanessa Hemmen
150 2nd Ave., North
Suite 210
Nashville, TN 37201

BOOK 8219 PAGE 686

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

File No. 87-450-III

Control No. 0310-2000

Field Book No. 12DA 45337

Sam B. Sanders

REPORT OF SALE

FILED
1990 SEP 18 PM 1 22
CLERK & MASTER
DAVIDSON COUNTY, TN.

To the Chancellor:

An order was entered in this case on July 9, 19 90, on page 484 of Tax Minute Book 36 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee:

JONES AV
.14 ACRES
FIELD BOOK NUMBER 12DA 45337
MAP AND PARCEL NUMBER
071-16-0 382.00
DEED BOOK 4445, PAGE 443

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 $ 5.89, 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 BUSINESS JOURNAL, a newspaper published in Nashville, stating that at the 2nd floor mezzanine of the Courthouse in Nashville, at 12:00 o'clock noon, on Tuesday, Sept.11,1990, 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 Richard W. and Vanessa Hemmen for $560.00. The purchasers complied by paying $560.00.

65779

IDENTIF. REFERENCE

OCT 18 2 59 PM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

MAIL ENT.

Respectfully Submitted,
CLAUDIA C. BONNYMAN, CLERK & MASTER

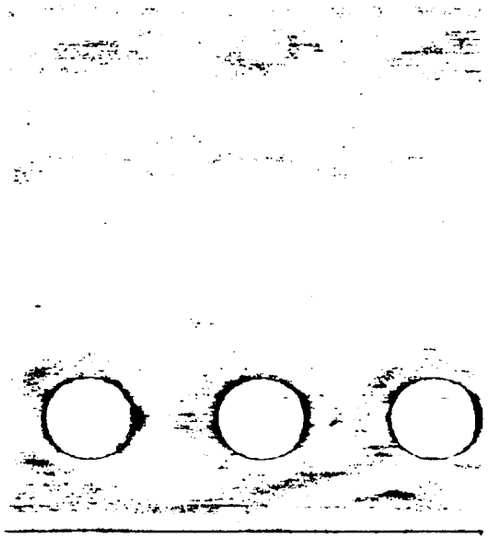
By _____
Deputy Clerk and Master

LTR10/18/90 CHECK 11.98

150 2nd Ave N
Suite 210

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8219 PAGE 687

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	560.00
CON TX	1.98
PRFEE	1.00
MISC	9.00
TOTAL	11.98
CHECK	11.98

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/18/90 01 15:00 0001 1231



65779

IDENTIF. REFERENCE

OCT 18 2 59 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 365415