BOOK 8299 PAGE 885

RECEIVED
DEC 2 7 1990
DAV. CO. CHANCERY COURT

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 7th day of January 19 91
CLAUDIA C. BONNYMAN Clerk & Master
By Cindy Carnegie Deputy Clerk

File Tax Civil Action
Number 90-695-III

JAN 3 1991
BOOK 38 PAGE 333

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 1988 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

WELLINGTON ENTERPRISES, LTD., INC.,

Control Number
1359-2200

Field Book Number
02D 74560
02D 0736

Defendant(s).

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), Wellington Enterprises, Ltd., Inc., 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), Benjamin and Fannie Crowder, 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 1991 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. Brandt
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
$ 1450.00
Fannie Crowder
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 27 DAY OF February 19 91.
Deputy Register

xc: Wellington Enterprises, Ltd., Inc.
7101 Mallory Ct.
Brentwood, TN 37027

Benjamin and Fannie Crowder
319 Town Park Drive
Nashville, TN 37217

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

File No. 90-695-III

Control No. 1359-2200

Field Book No. 02D 74560

Wellington Enterprises, Ltd., Inc.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on August 29, 19 90, on page 241 of Tax Minute Book 37 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee:

PICCADILLY ROW
.18 ACRES
FIELD BOOK NUMBER 02D 74560
MAP AND PARCEL NUMBER
149-02-0-8 016.00 CO
DEED BOOK 6074, PAGE 955

FILED
1990 NOV 19 PM 1:34
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

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 89, 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 $ 136.50, 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 Journa 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, Nov.15,1990, 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 to Benjamin and Fannie Crowder for $1,450.00. The purchasers complied by paying $1,450.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN, CLERK & MASTER

By _____
Deputy Clerk and Master

319 Town Park Dr.

FILED
1990 NOV 20 PM 1:12
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

IN THE CHANCERY COURT, PART III, 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 1988 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

WELLINGTON ENTERPRISES LTD.

CONTROL NO. 1359-2200

FIELD BOOK NO. 02D 74560 (02DX 07736)

TAX CIVIL ACTION
FILE NO. 90-695-III

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the order of reference entered in Tax Minute Book 37, Page 241, on August 29, 1990, I find as follows:

1. The total amount of taxes, interest, penalty and statutory attorney's fee due and payable to the Metropolitan Government on the date of sale, November 15, 1990.

1988	57.20
1989	25.82
1990	30.06
	113.08

2. Court costs due and payable to the Clerk and Master on the date of sale, November 15, 1990.

250.55

Respectfully submitted,
CLAUDIA C. BONNYMAN

BY Judy Carnegie
DEPUTY CLERK AND MASTER

95588
IDENTIF. REFERENCE
FEB 27 1 48 PM '91
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.
0050 02/27 0101 CHECK 17.62

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8299 PAGE 889

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 1450.00
				CON TX 4.62
				PRFEE 1.00
				MISC 12.00
				TOTAL 17.62
				CHECK 17.62
02/27/91		01	13:50	0001 0050

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95588

IDENTIF. REFERENCE

FEB 27 1 48 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 400293