RECEIVED
JUL 10 1991

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 17th day of July 1991
CLAUDIA C. BONNYMAN Clerk & Master
By Judy Carriger 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 1988 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

FAIRFAX DEV., CO.,

Control Number 0401-1000

Field Book Number 24W 15360

Defendant(s).

File Tax Civil Action Number 90-695-III

ORDER FILED & ENTERED JUL 16 1991
MINUTE BOOK 41 PAGE 399

BOOK 8413 PAGE 914

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), Fairfax Dev. Co., 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), 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 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:

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

xc: Fairfax Dev. Co.
P.O. Box 158009
Nashville, TN 37215

New Owner & Mail Tax Bills To: Mohammad Jalalian
1508 Arbor Creek Lane
Nashville, TN 37217 mail

BOOK 8413 PAGE 916

STATE OF TENNESSEE ETC.

File No. 90-695-III

vs.

Control No. 0401-1000

DELINQUENT TAXPAYERS ETC.

Field Book No. 24W 15360

Fairfax Dev. Co.

91 JUN -5 PM 1:30

# REPORT OF SALE

To the Chancellor:

An order was entered in this case on February 1, 19 91, on page 686 of Tax Minute Book 38 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee:

2110 PORTLAND AV #202
.00 ACRES
FIELD BOOK NUMBER 24W 15360
MAP AND PARCEL NUMBER
104-12-0-B 118.00 CO
DEED BOOK 6623, PAGE 701

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 $939.15, 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 ~~southside door~~ second floor mezzanine of the Courthouse in Nashville, at 12:00 o'clock noon, on Thursday, ~~June 6,1991~~, 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 $3,250.00. The purchaser complied by paying $3,250.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3250.00

M. Jalalian
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 1991.

Deputy Register

Respectfully Submitted,
CLAUDIA C. BONNYMAN, CLERK & MASTER

By Christy Daniel
Deputy Clerk and Master

1508 Adam Drive
Nash TN 37216

P.O. Box
N/T 37215

IN THE CHANCERY COURT, PART III, DAVIDSON COUNTY, TENNESSEE

FILED
1991 JUN -6 PM 3:47
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

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,

FAIRFAX DEV. CO.

CONTROL NO. 0401-1000

FIELD BOOK NO. 24W 15360

TAX CIVIL ACTION
FILE NO. 90-695-III

0945 08/05 0101 03CHECK 24.84

## REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the order of reference entered in Tax Minute Book 38, Page 686, on February 1, 1991,

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, June 6, 1991.

| | |
|---|---|
| 1988 | $1,452.51 |
| 1989 | 1,284.47 |
| | $2,736.98 |

1990 (Not sufficient funds to pay) $995.50

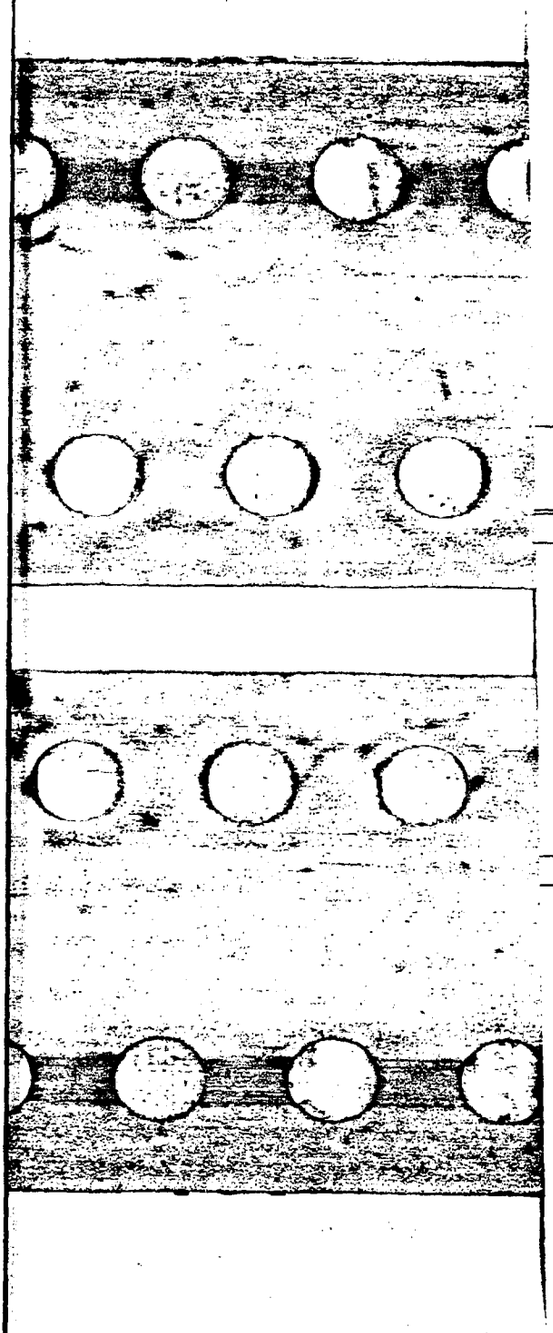
2. Court costs due and payable to the Clerk and Master on the date of sale, June 6, 1991.

$442.43

Respectfully submitted,
CLAUDIA C. BONNYMAN

BY Judy Carnegie
DEPUTY CLERK AND MASTER

3 6.8.1.8.
IDENTIFICATION REFERENCE
AUG 5 1 45 PM '91
FELIX P. WILSON III REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8413 PAGE 918

| | | |
|---|---|---|
| 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 | 3250.00 |
| CON TX | 11.84 |
| PRFEE | 1.00 |
| MISC | 12.00 |
| TOTAL | 24.84 |
| CHECK | 24.84 |

08/05/91 01 13:48 0001 0945

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

3 6 8 1 8

IDENTIFICATION REFERENCE

AUG 5 1 45 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 447526