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,

JAMES WATSON BRANCH,

Control Number 1086-9500

Field Book Number 14W 09105

Defendant(s).

I hereby certify that this is a true copy of original instrument filed in my office.
This 5th day of April 1990
CLAUDIA C. BONNYMAN Clerk & Master
By Linda Kistler Deputy Clerk

File - Tax Civil Action Number 89-540-II

ORDER FILED & ENTERED
APR - 4 1990
MINUTE BOOK 34 PAGE 192

PICK-UP

AUG 14 12 12 PM '91

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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), James Watson Branch, 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), M & R Properties, 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

xc: Mr. James Watson Branch
222 E. Pearson, Apt. 2501
Chicago, IL 60611

M & R Properties
923 Main Street
Nashville, TN 37206

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

JAMES WATSON BRANCH

File No. 89-540-II

Control No. 1086-9500

Field Book No. 14W 09105

FILED
1990 MAR -5 AM 11:22
DAVIDSON CO. CHANCERY CT.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on May 30, 19 89, on page 636 of Tax Minute Book 27 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee:

Hermitage Av
.10 acres
Field Book Number 14W 09105
Map and Parcel Number 094-13-0 046.00
Deed Book 4928, Page 558

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 $67.43, 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~~ 2nd Floor Mezzanine of the Courthouse in Nashville, at 12:00 o'clock noon, on Thursday, Feb.22,1990, 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 M & R Properties for $308.94.

The purchaser complied by paying $308.94.

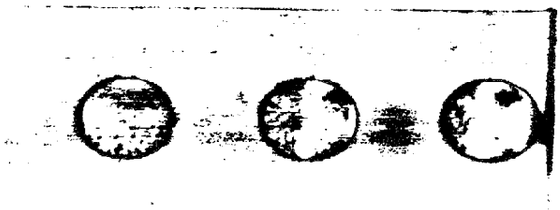
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 308.94
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF August 19 91.
Deputy Register

Respectfully Submitted,
CLAUDIA C. BONNYMAN,
CLERK AND MASTER

By: Doris Weeks
Deputy Clerk and Master

923 Main St.
Nash. 37206

11-11

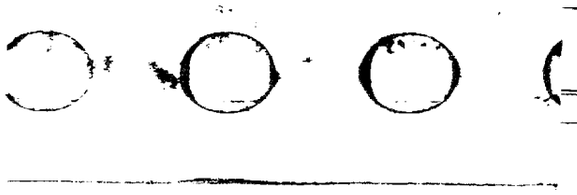


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

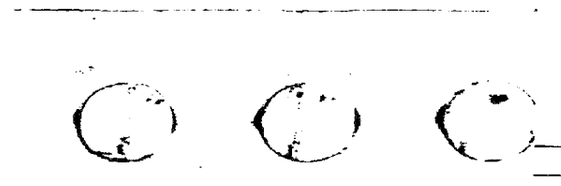
FOR _____

BOOK 8420 PAGE 625



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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	308.94
CON TX	1.11
PRFEE	1.00
MISC	9.00
TOTAL	11.11
CHECK	11.11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3630

39137

REGISTER'S OFFICE

AUG 14 12 12 PM '96



No. 450176