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AUG 29 1991

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

ANN R. WATKINS,

Control Number 0337-3600

Field Book Number 20W 14525

Defendant(s).

I hereby certify that this is a true copy of original instrument filed in my office.
This 6 day of Sept 1991
CLAUDIA C. BONNYMAN Clerk & Master
By Cindy Carnegie Deputy Clerk

File - Tax Civil Action Number 90-695-III

ORDER FILED & ENTERED SEP 5 1991
MINUTE BOOK 42 PAGE 755

BOOK 8440 PAGE 382

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), Ann R. Watkins, 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), William J. Groom and Dorothy D. Groom, 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 1990 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.

Robert S. Brannet
CHANCELLOR

APPROVED FOR ENTRY:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 145.00
William J. Groom
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 11 DAY OF Sept 19 91.
B. Edwards
Deputy Register

xc: William J. Groom & Dorothy D. Groom
Owner & 1011 Granada Ave.
TAX Bills: Nashville, TN 37206

Ann R. Watkins
1232 N. 2nd Street
Nashville, TN 37207

45968

IDENTIFICATION

SEP 11 1 22 PM '91

BOOK 8440 PAGE 384

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

File No. 90-695-III

Control No. 0337-3600

Field Book No. 20W 14525

Ann R. Watkins

FILED
91 JUL 23 PM 3:55
CLERK & MASTER
DAVIDSON COUNTY, TN

REPORT OF SALE

To the Chancellor:

An order was entered in this case on January 28, 19 91, on page 452 of Tax Minute Book 38 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee:

1232 N 2nd Street
.16 acres
Field Book Number 20W 14525
Map and Parcel Number 071-15-326
Deed Book 4757, page 229

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 $ 390.81, 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~~ Tuesday, July 23,1991, 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 William J. Groom and Dorothy D. Groom for $1,459.42. The purchasers complied by paying $1,459.42.

Respectfully Submitted,
CLAUDIA C. BONNYMAN, CLERK & MASTER

By _____
Deputy Clerk and Master

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

1011 Granada Ave.
Nashville 37206

9779 09/11 0101 03CHECK 15.55

9/B

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8440 PAGE 385

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 1459.42
CON TX 5.55
PRFEE 1.00
MISC 9.00
TOTAL 15.55
CHECK 15.55

09/11/91 01 13:22 0001 977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4,596.8.

IDENTIF. REFERENCE

SEP 11 1 22 PM '91

No. 458032