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OCT - 8 1990
DAV CO CHANCERY COURT

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,

VINCENT K. RANSON, ✓

Control Number
0028-8800 ✓

Field Book Number
02W 16260 ✓

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 Deputy Clerk

File Tax Civil Action
Number 90-695-III

BOOK 8573 PAGE 439

ORDER FILED & ENTERED
OCT 15 1990
MINUTE BOOK 37 PAGE 739

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), Vincent K. Ranson, 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), Leland D. Watts, 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 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
$ 1,650.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 12 DAY OF March 1992
B. Edwards
Deputy Register

xc: Vincent K. Ranson
616 Malta Drive
Nashville, tN 37206

Leland D. Watts
6744 Quiet Lane
Brentwood, TN 37027

Mail
Jay Bills

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

Vincent K. Ranson

File No. 90-695-III

Control No. 0028-8800

Field Book No. 02 W 16260

FILED
1990 SEP 18 PM 2:23
DAVIDSON CO. CHANCERY CT.
CLERK & MASTER
D.C. & M.

REPORT OF SALE

BOOK 8573 PAGE 441

To the Chancellor:

An order was entered in this case on June 18, 19 90, on page 556 of Tax Minute Book 35 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee:

1718 Arthur Av
.11 Acres
Field Book Number 02W 16260
Map and Parcel Number 081-11-0 495.00
Deed Book 7247, Page 048

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 $ 156.33 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 Leland D. Watts for $1,050.00. The purchaser complied by paying $1,050.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN, CLERK & MASTER

By _____
Deputy Clerk and Master

91891

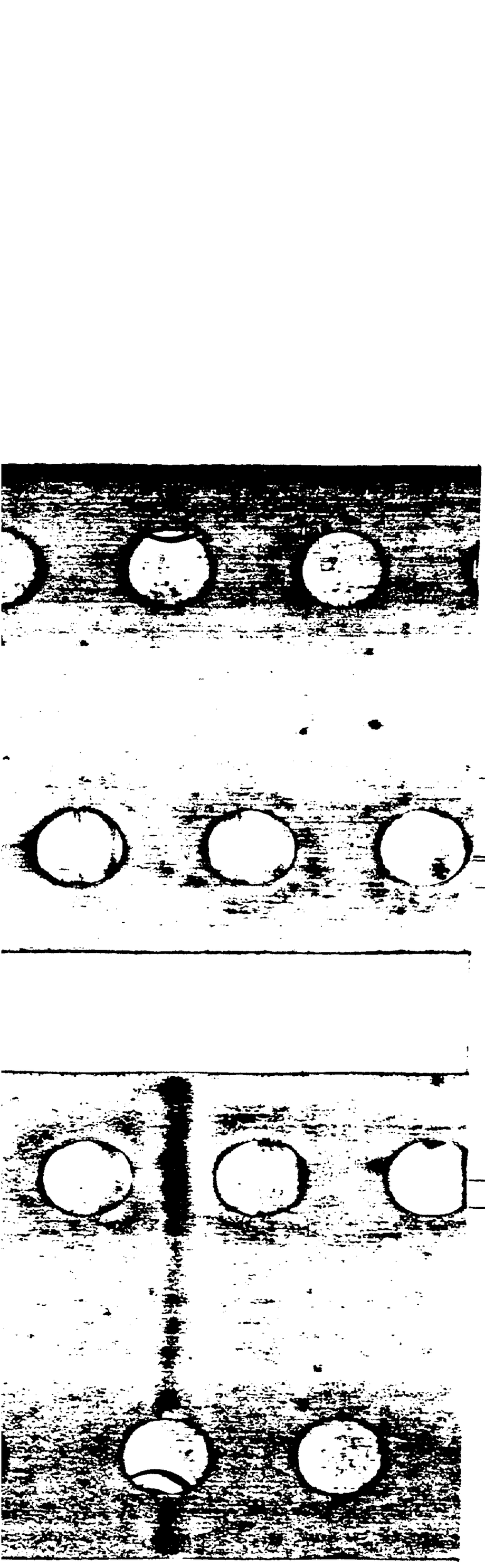
TWENTIETH CENTURY TITLE AGENCY

MAR 12 2 03 PM '92

FILED & RECORDED

2852 03/12 0401 03CHECK 13.70

44 Quiet Lane



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8573 PAGE 442

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	1050.00
			CON TX	3.70
			PRFEE	1.00
			MISC	9.00
			TOTAL	13.70
			CHECK	13.70

03/12/92 01 14:02 0001 5852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9189L

IDENTIFICATION

MAR 12 2 03 PM '92

No. 510293