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 1989 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

JACK FOSTER & JOHN A. WHEAT, JR.

Control Number 1576-5100

Field Book Number 23W 10205

Defendant(s).

I hereby certify that this is a true copy of original instrument filed in my office.
This 18th day of Dec. 1992
CLAUDIA C. BONNYMAN Clerk & Master
By Deputy Clerk

File Tax Civil Action Number 91-717-I

ORDER FILED & ENTERED DEC 15 1992
MINUTE BOOK 51 PAGE 737

BOOK 8825 PAGE 26

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), Jack Foster and John A. Wheat, Jr., 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), Ada Mills or Karmardi Mills , 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 1993 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:

PHILIP D. BALTZ, #5315
Metropolitan Attorney
204 Metropolitan Courthouse
Nashville, TN 37201
(615) 862-6341

xc: Ada Mills or Karmardi Mills
3424 West Hamilton Road
Nashville, TN 37218

Jack Foster & John A. Wheat, Jr.
1312 Eastland Ave.
Nashville, TN 37206

New Owner/Tax Bills

BOOK 8825 PAGE 28

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

File No. 91-717-I

Control No. 1576-5100

Field Book No. 23W 10205

JACK FOSTER & JOHN A. WHEAT, JR.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on July 2, 1992, on page 396 of Tax Minute Book 47 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee:

1312 EASTLAND AV
.29 ACRES
FIELD BOOK NUMBER 23W 10205
MAP AND PARCEL NUMBER
083-05-0 283.00
DEED BOOK 7032, PAGE 997

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 90, 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 $115.44, 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 2nd floor mezzanine of the Courthouse in Nashville, at 12:00 o'clock noon, on Wednesday, Nov. 4, 1992, 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 Ada Mills or Karmardi Mills for $4200.00. The purchasers complied by paying $4200.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 4200.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 28th DAY OF December 1992
Deputy Register

Respectfully Submitted,
CLAUDIA C. BONNYMAN, CLERK & MASTER

By Christy Daniel
Deputy Clerk and Master

RECORDING MEMO
LEGIBILITY OF WRITING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

3424 West Hamilton Rd
37212

IN THE CHANCERY COURT, PART I, 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 1989 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,
DEFENDANT

JACK FOSTER & JOHN A. WHEAT, JR.

CONTROL NO. 1576-5100

FIELD BOOK NO. 23W 10205

TAX CIVIL ACTION
FILE NO. 91-717-I

FILED
1992 NOV -9 AM 11:01
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 47, Page 396, on July 2, 1992, 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 4, 1992.

1989	$210.12
1990	189.34
1991	81.89
1992	72.15
	$553.50

2. Court costs due and payable to the Clerk and Master on the date of sale, November 4, 1992.

$460.41

7.7.3.9.7.
IDENTIFIT REFERENCE
DEC 28 4 22 PM '92
DAVIDSON COUNTY, TN
5858 12/28 0101 03CHECK 32.54
PICK-UP

Respectfully submitted,

CLAUDIA C. BONNYMAN
Clerk and Master

By Judy Carnegie
Deputy Clerk and Master

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8825 PAGE 30

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 4200.00
				CON TX 15.54
				PRFEE 1.00
				MISC 16.00
				TOTAL 32.54
				CHECK 32.54
			12/28/92 01	16:21 0001 5858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.3.9.7.

IDENTIFI REFERENCE

DEC 28 4 22 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 604988