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FEB 4 1993
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 1990 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

JACKIE RAY BROWN

Control Number 0472-2100

Field Book Number 04D 06625

Defendant(s).

I hereby certify that this is a true copy of original instrument filed in my office.
This 2nd day of March 1993
CLAUDIA C. BONNYMAN Clerk & Master
By Judy Carnegie Deputy Clerk

File Tax Civil Action Number 92-700-II

BOOK 8885 PAGE 658

FEB 26 1993
MINUTE BOOK 52 PAGE 147

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), Jackie Ray Brown, 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), Heshmat Ghalamchi, 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.

C. Allen High
CHANCELLOR

APPROVED FOR ENTRY:
Philip D. Baltz

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

xc: Heshmat Ghalamchi (New Owner | Tax Bills)
mail 525 Doral Country Drive
Nashville, TN 37221

Jackie Ray Brown
P. O. Box 324
Old Hickory, TN 37138

BOOK 8885 PAGE 660

STATE OF TENNESSEE ETC.

File No. 92-700-II

vs.

Control No. 0472-2100

DELINQUENT TAXPAYERS ETC.

Field Book No. 04D 06625

JACKIE RAY BROWN

93 JAN 11 AM 11:47

FILED

MA - P.O. Box 324
Old Hickory, TN 37138

REPORT OF SALE

To the Chancellor:

An order was entered in this case on October 22, 19 92, on page 54 of Tax Minute Book 51 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee:

527 TULIP GROVE RD
.45 ACRES
FIELD BOOK NUMBER 04D 06625
MAP AND PARCEL NUMBER
076-01-0 003.00
DEED BOOK 5084, PAGE 384

1514 03/11 0101 03CHECK 23.73

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 91, 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 $ 143.78, 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~~ Wednesday Jan. 6,1993 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 Heshmat Ghalamchi for $2,900.00.

The purchaser complied by paying $2,900.00.

95 05 09

IDENTIFIED/REFUNDED
MAR 11 11:29 AM '93
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2900.00

Heshmat Ghalamchi
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 1993.

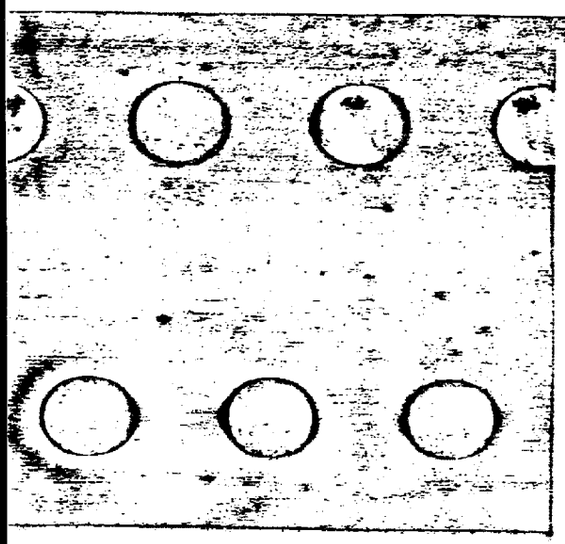
S. Chandler
Deputy Register

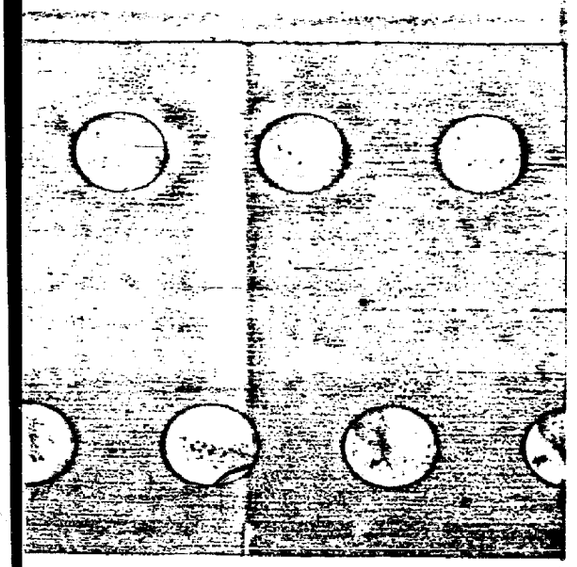
Respectfully Submitted,
CLAUDIA C. BONNYMAN, CLERK AND MASTER

By _____
Deputy Clerk and Master

MEMO
RECORDING, TYPING OR PRINTING IN
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

525 Doral Country Drive
Nashville, TN 37221





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

RECEIVED OF _____

FOR _____

BOOK 8885 PAGE 661

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 2900.00
CON TX 10.73
PRFEE 1.00
MISC 12.00
TOTAL 23.73
CHECK 23.73

03/11/93 01 11:27 0001 1514

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99505

IDENTIFI REFERENCE

MAR 11 11 28 AM '93

DAVIDSON COUNTY, TN

No. 629050