18547

BOOK 9251 PAGE 682 IDENTIFICATION REFERENCE

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE MAIL ENV.

THE STATE OF TENNESSEE IN ITS OWN BEHALF AND FOR THE USE AND BENEFIT OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

Plaintiff,

v.

DELINQUENT TAXPAYERS AS SHOWN ON THE 1990 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

SOUTHERN DEVELOPMENT CORP.,

Control No.
1070-6500

Field Book No.
02D 77810

Defendant(s).

RECEIVED
JAN - 6 1993

File - Tax Civil Action
Number 92-700-II

ORDER FILED & ENTERED JAN 12 1994
Tax
MINUTE BOOK 57 PAGE 416

I hereby certify that this is a true copy of original instrument filed in my office.
This 26 day of Jan 1994
CLAUDIA C. BONNYMAN Clerk & Master
By Linda Carnegie
Deputy Clerk

FINAL DECREE CONFIRMING SALE

This cause came 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 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), **Southern Development Corp.**, 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), **Jesse Guzman Living Trust**, 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 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(s) shall be liable for the taxes assessed against the property beginning with the year 1994 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.

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: Southern Development Corp.
c/o Greg Dicker
25 Highland Park Village, #100
Suite 326
Dallas, Texas 75205

Jesse Guzman Living Trust
c/o Michael L. Farrand
251 Bell Road
Nashville, TN 37217

Owner of Lot Bella

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 200

Michael L. Farrand
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF Feb 19 94.

B. Edwards
Deputy Register

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

File No. 92-700-II

Control No. 1070-6500

Field Book No. 02D 77810

SOUTHERN DEVELOPMENT CORP.

93 NOV -5 AM 11:52

DAVIDSON CO. CLERK'S OFFICE

REPORT OF SALE

To the Chancellor:

An order was entered in this case on August 18, 19 92, on page 613 of Tax Minute Book 49 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee:

213 WILDGROVE CT
.16 ACRES
FIELD BOOK NUMBER 02D 77810
MAP AND PARCEL NUMBER
176-05-0-B 021.00 CO
DEED BOOK 7224, PAGE 642

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 $ 136.50, 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 NOV 3 - 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 Jesse Guzman Living Trust for $2,100.00. The purchaser complied by paying $2,100.00.

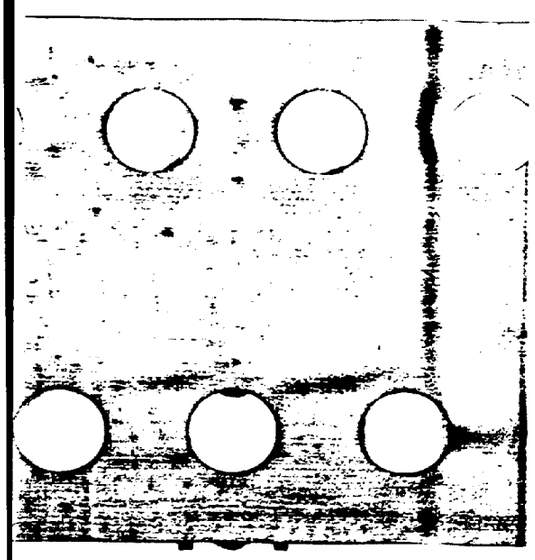
Respectfully Submitted,

CLAUDIA C. BONNYMAN, CLERK & MASTER

By _____
Deputy Clerk and Master

MP





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

RECEIVED OF _____

FOR _____

BOOK 9251 PAGE 685

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 2100.00
				CON TX 7.77
				PRFEE 1.00
				MISC 12.00
				TOTAL 20.77
				CASH 20.77
02/17/94	01			10:12 0001 6457

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18547
IDENTIFICATION REFERENCE

FILED 17 AM 10:13

No. 757369