RECEIVED

FEB 18 1994

DAV. CO. CHANCERY

I certify that this is a true copy of the original instrument filed in my office.

2nd day of March 1994

CATHY C. BONNYMAN Clerk & Master

By Cindy Carnegie Deputy Clerk

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,

v.

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

Troy D. Ratcliff, et.ux.,

Control No.
0247-4400

Field Book No.
03DZ 85804

Defendant(s).

File - Tax Civil Action
Number 92-700-II

BOOK 9264 PAGE 470

ORDER FILED & ENTERED FEB 25 1994

TAX MINUTE BOOK 58 PAGE 126

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), **Troy D. Ratcliff, et.ux.**, 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), **Marvin T. & Renee B. Merritt and James A. & Dorothy T. Merritt**, 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 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 1991 and continuing so long as he shall own the property.

All matters are reserved.

The Report of Sale follows and is incorporated herein.

C Allen Hall
CHANCELLOR

APPROVED FOR ENTRY:

Philip D. Baltz

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

xc: Troy D. Ratcliff, et.ux.
211 Donelson Pike, #U-210
Nashville, TN 37214

mail Marvin T. & Renee B. Merritt and (New Owner)
James A. & Dorothy T. Merritt
412 Bramblewood Drive
Nashville, TN 37211

Tax Bills

Marvin Merritt
P.O. Box 210931
Nashville Tn 37221

22801
IDENTIFICATION REFERENCE

94 MAR -2 AM 9:41
FILED IN MY OFFICE REGISTER
DAVIDSON COUNTY, TN.

BOOK 9264 PAGE 472

STATE OF TENNESSEE ETC.

VS.

DELINQUENT TAXPAYERS ETC.

File No. 92-700-II

Control No. 0247-4400

Field Book No. 03DZ 85804

TROY D. RATCLIFF, ET UX

94 JAN 24 PM 12:07

REPORT OF SALE

To the Chancellor:

An order was entered in this case on September 1, 19 93, on page 127 of Tax Minute Book 54 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee:

211 DONELSON PK U- 210
ACRES
FIELD BOOK NUMBER 03DZ 85804
MAP AND PARCEL NUMBER
096-05-0-A 050.00 CO
DEED BOOK 7382, PAGE 051

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 $1,383.35 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. 19, 1994 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 Marvin T. & Renee B. Merritt; and James A. & Dorothy T. Merritt for $4,815.04. The purchasers complied by paying $4,815.04.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4815.04

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March 1994.

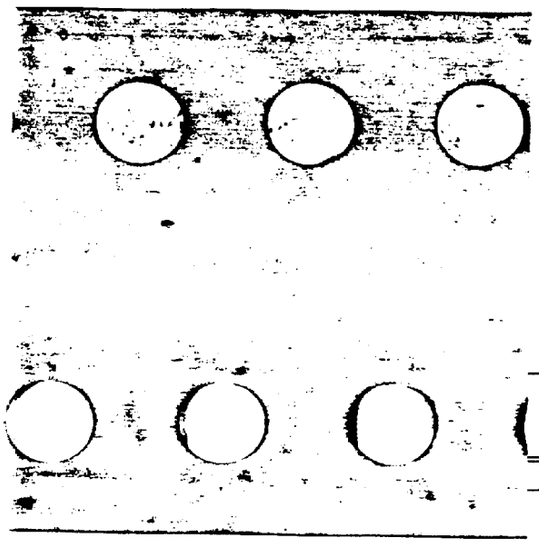
Deputy Register

Respectfully Submitted,

CLAUDIA C. BONNYMAN, CLERK & MASTER

By Jo Kemp
Deputy Clerk and Master

3434 03/02 11:01 03CHECK 30.76



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

RECEIVED OF _____

FOR _____

BOOK **9264** PAGE **473**

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	4815.04
			CON TX	17.76
			PRFEE	1.00
			MISC	12.00
			TOTAL	30.76
			CHECK	30.76
03/02/94	01	09:42 0001		6434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22801
IDENTIFICATION REFERENCE

94 MAR -2 AM 9:41

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 761869