RECEIVED

FEB 1 8 1994

DAV. CO. CHANCERY

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,

Jerry L. Poole, et.ux.,

Control No.
0154-5600

Field Book No.
11W 69840

Defendant(s).

BOOK 9272 PAGE 96

File - Tax Civil Action
Number 92-700-II

ORDER FILED & ENTERED FEB 25 1994

TAX MINUTE BOOK 58 PAGE 154

I hereby declare that this is a true copy of original instrument filed in my office.
This 2nd day of March 1994
CLAUDIA C. BONNYMAN Clerk & Master
By Judy Carriegue 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), **Jerry L. Poole, 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), **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 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 Hall
CHANCELLOR

APPROVED FOR ENTRY:
Philip D. Baltz

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

xc: Jerry L. Poole, et.ux.
162 Caudell Drive
Hendersonville, TN 37075

Heshmat Ghalamchi (New Owner/Tax Bills)
1248 Mary Helen Drive
Nashville, TN 37220

Email

BOOK 9272 PAGE 98

STATE OF TENNESSEE ETC.

VS.

DELINQUENT TAXPAYERS ETC.

File No. 92-700-II

Control No. 0154-5600

Field Book No. 11W 69840

JERRY L. POOLE, ET UX

REPORT OF SALE

94 JAN 24 AM 11:07

To the Chancellor:

An order was entered in this case on September 1, 19 93, on page 715 of Tax Minute Book 53 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee:

3707 CHARLOTTE AV
.22 ACRES
FIELD BOOK NUMBER 11W 69840 9071 03/08 0101 03CHECK 22.25
MAP AND PARCEL NUMBER
092-13-0 037.00
DEED BOOK 6582, PAGE 268

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 $ 321.31, 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, 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 Heshmat Ghalamchi for $2,500.00. The purchaser complied by paying $2,500.00.

94 MAR 3 AM 11:20

IDENTIFICATION REFERENCE 25274

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2500

Heshmat Ghalamchi
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March 1994

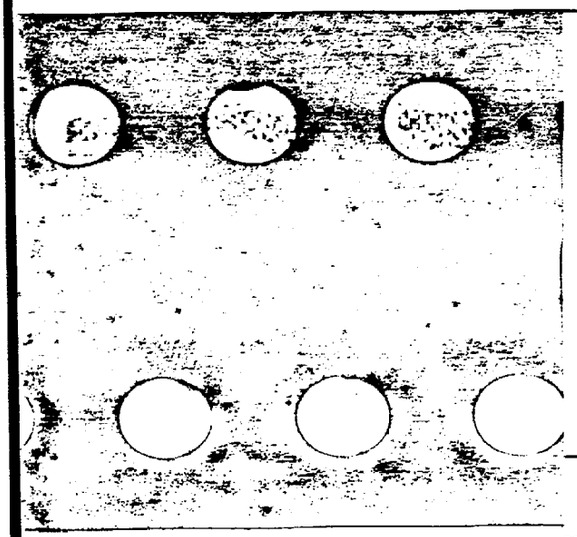
Deputy Register

Respectfully Submitted,

CLAUDIA C. BONNYMAN, CLERK & MASTER

By
Deputy Clerk and Master

525 Doral Country Dr.
Nashville, TN 37221



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

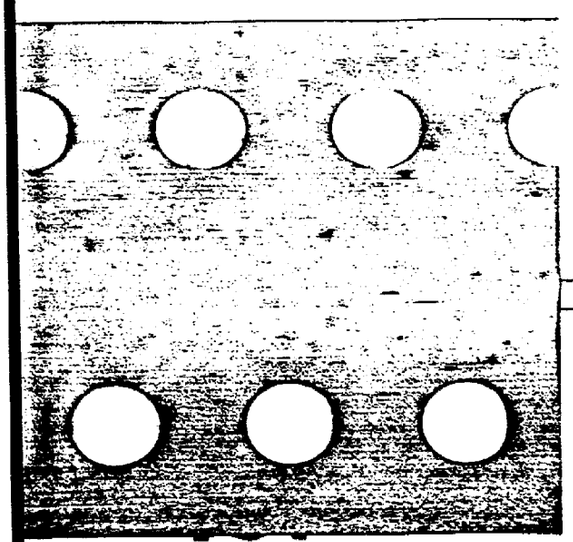
RECEIVED OF _____

FOR _____

BOOK 9272 PAGE 99

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	2500.00
CON TX	9.25
PRFEE	1.00
MISC	12.00
TOTAL	22.25
CHECK	22.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

03/08/94 01 11:30 0001 9071

25274
IDENTIF. & REFERENCE

94 MAR -8 AM 11:28
REGISTER
DAVIDSON COUNTY, TN.

No. 784475