RECEIVED

SEP 2 6 1994

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

DAV. CO. CHANCERY COURT

I hereby certify that this is a true copy of original instrument filed in my office
This 11th day Oct 1994
CLAUDIA C. BONNYMAN Clerk & Master
By Cindy Carnegie
Deputy Clerk

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 **1991** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

BARBARA NESBITT JONES,

Control Number
0919-8400

Field Book Number
11W 31015

Defendant(s).

File - Tax Civil Action
Number **93-660-III**

BOOK 9500 PG 596

ORDER FILED & ENTERED OCT 7 1994

TAX MINUTE BOOK 63 PAGE 681

PICK-UP

94 OCT 24 PM 3:48

DAVIDSON COUNTY, TN.

02413

IDENTIF. & REFERENCE

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), Barbara Nesbitt Jones, 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), **James A. Maxwell**, 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:

BOOK 9500PG597

1. The costs of this cause.

2. All real property taxes, penalty, interest, statutory attorney's fees, and costs due and payable to the Metrpolitan 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 **1992** 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.

Robert E. Burnett

CHANCELLOR

APPROVED FOR ENTRY:

Philip D. Baltz

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

xc: Mr. James A. Maxwell (New Owner/Tax Bills)
P.O. Box 110313
Nashville, TN 37222-0313

Ms. Barbara Nesbitt Jones
P.O. Box 91101
Nashville, TN 37209

[redacted]

STATE OF TENNESSEE ETC. | File No. 93-660-III

vs. | Control No. 0919-8400

DELINQUENT TAXPAYERS ETC. | Field Book No. 11W 31015

BARBARA NESBITT JONES

FILED
94 SEP -7 PM 1:2
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.M.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on June 13, 1994, on page 404 of Tax Minute Book 61 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

730 26TH AV N
.17 ACRES
FIELD BOOK NUMBER 11W 31015
MAP AND PARCEL NUMBER
092-06-0 593.00
DEED BOOK 5555, PAGE 341

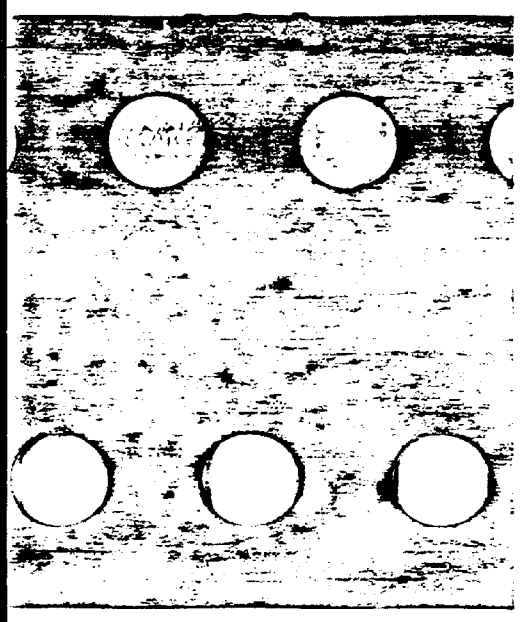
0972 10/24 0101 03CHECK 14.48

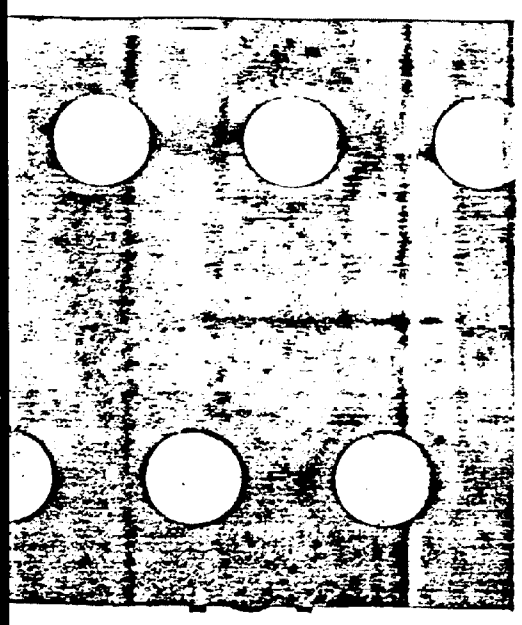
TERMS OF SALE: Cash. To the highest and best bidder. Subject to the right of equity of redemption. The purchaser(s) shall be liable for payment of taxes assessed against the property beginning with the year 19 92, and continuing so long as pruchaser(s) shall own the property. If there are any excess 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 $ 42.09, 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 Thursday, September 1, 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 James A. Maxwell for $437.73. The purchaser complied by paying $437.73.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 437.73
James A. Maxwell
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 19 94
Deputy Register

Respectfully Submitted,
Claudia C. Bonnyman
Clerk and Master
By Jo Kemp
Deputy Clerk and Master





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9500 PG 599

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	437.73
CON TX	1.48
PRFEE	1.00
MISC	12.00
TOTAL	14.48
CHECK	14.48

10/24/94 01 15:47 0001 0972

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02413
IDENTIF. & REFERENCE

94 OCT 24 PM 3:48

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 847131