RECEIVED
DEC - 5 1994
DAV. CO. CHANCERY COURT

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

I hereby certify that this a true copy of original instrument filed in my office.
This 13 day of December 1994
CLAUDIA BONNYMAN Clerk & Master
By 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, TENNESSEE,

Plaintiff,

v.

DELINQUENT TAXPAYERS AS SHOWN ON THE 1992 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

Buford E. Majors, Jr.,

Control No. 1207-0900

Field Book No. 02W 24210

Defendant(s).

File - Tax Civil Action Number 94-632-I

ORDER FILED & ENTERED DEC 09 1994
TAX MINUTE BOOK 65 PAGE 433

BOOK 9544PG565

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), **Buford E. Majors, Jr.**, 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), **Saeed S. Monemi**, 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: BOOK 9544 PG 566

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 1995 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.

CHANCELLOR

APPROVED FOR ENTRY:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2150.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF Dec. 1994.
Deputy Register

xc:
Buford E. Majors, Jr.
1712 Underwood Street
Nashville, TN 37208

Saeed S. Monemi
1217 Grandview Drive
Nashville, TN 37215

Mail

xerox + tax bills

filed: December 5, 1994

BOOK 9544PG567

STATE OF TENNESSEE ETC. File No. 94-632-I

vs. Control No. 1207-0900

DELINQUENT TAXPAYERS ETC. Field Book No. 02W 242E

BUFORD E MAJORS JR
37205

FILED
94 NOV -8 AM 11:39
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. &

REPORT OF SALE

To the Chancellor:

An order was entered in this case on August 31, 1994, on page 374 of Tax Minute Book 63 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1712 Underwood St
.17 Acres
Field Book Number 02W 24210
Map and Parcel Number 081-15-0 222.00
Deed Book 4585, Page 511

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 1993, 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 $194.81 plus interest, penalty, statutory attorney's 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, November 2, 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 Saeed S. Monemi for $2150.00. The purchaser complied by paying $2150.00.

Respectfully Submitted,
CLAUDIA C BONNYMAN
Clerk and Master

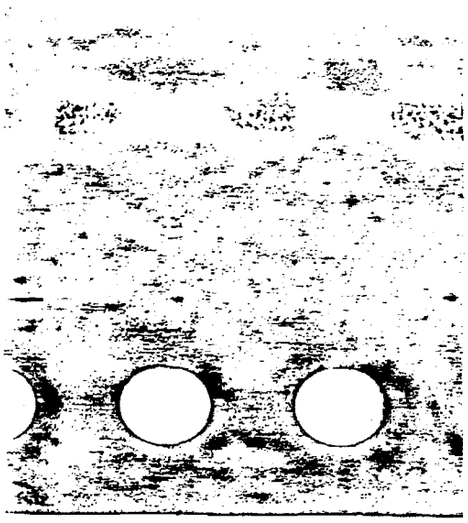
By Christy Daniel
Deputy Clerk and Master

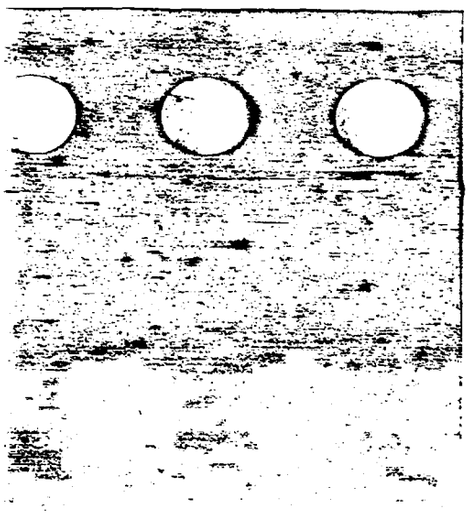
16874
IDENTIF. ↑ REFERENCE

94 DEC 13 PM 12:54
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

1217 Grandview Drive
Nashville TN 37215

2703 12/13 01:01 03CHECK 20.77





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

RECEIVED OF _____

FOR _____

BOOK 9544 PG 568

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	2150.00
CON TX	7.77
PRFEE	1.00
MISC	12.00
TOTAL	20.77
CHECK	20.77

12/13/94 01 12:55 0001 2703

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16874
IDENTIF. ← REFERENCE

94 DEC 13 PM 12:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 862666