RECEIVED

FEB 1 4 1995

DAV. CO. CHANCERY COURT

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, TENNESSEE,

Plaintiff,

v.

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

Charles H. Johnson,

Control No.: **1580-7400**
Field Book No.: **13DA 68872**

Defendant(s).

BOOK 9602 PG 343

File - Tax Civil Action Number **94-632-I**

ORDER FILED & ENTERED FEB 21 1995

TAX MINUTE BOOK 66 PAGE 237

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), **Charles H. Johnson**, 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 S. Sweeney, Sr.**, 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.

I hereby certify that this is a true copy of original instrument filed in my office.
This 23 day of Feb 1995
CLAUDIA C. BONNYMAN Clerk & Master
By Deputy Clerk

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 1993 and continuing so long as he shall own the property.

All other matters are reserved.

The Report of Sale follows and is incorporated herein.

CHANCELLOR

APPROVED FOR ENTRY:

Philip D. Baltz

PHILIP D. BALTZ #5315
Metropolitan Attorney
204 Metropolitan Courthouse
Nashville, TN 37201
615/862-6370

xc:
Charles H. Johnson
445 Roger Williams Avenue
Nashville, TN 37207

New Owner + Tax Bill

James S. Sweeney, Sr.
104 Jackson Lane
Hendersonville, TN 37075

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1479.93
James S. Sweeney, Sr.
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF Feb 1995.
Kim Le Sate
Deputy Register

PICK-UP

95 FEB 23 PM 2:59
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

36619
IDENTIF. & REFERENCE

BOOK 9602 PG 345

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

vs. Control No. 1580-7400

DELINQUENT TAXPAYERS ETC. Field Book No. 13DA 68872

CHARLES H. JOHNSON
37207

1995 JAN 13 PM 4:23

REPORT OF SALE

To the Chancellor:

An order was entered in this case on December 8, 1994, on page 7 of Tax Minute Book 65 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

445 Roger Williams Avenue
.08 Acres
Field Book Number 13DA 68872
Map and Parcel Number 071-02-0 190.00
Deed Book 8413, Page 234

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 $735.94 plus interest, penalty, statutory attorney's fees and costs as provided by law.

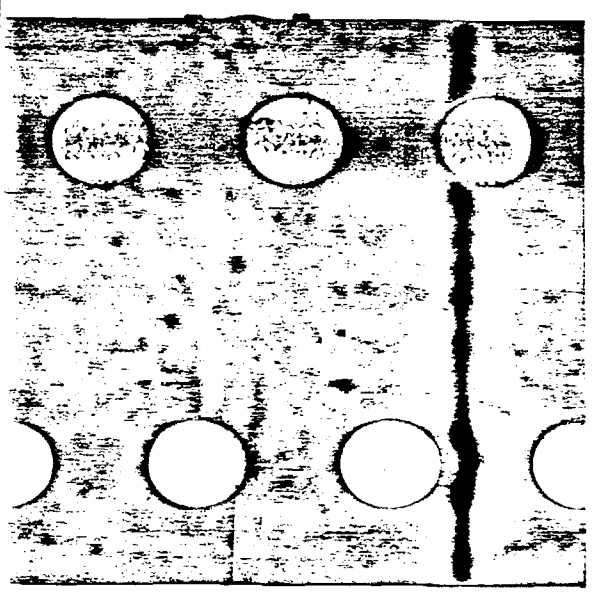
I respectfully report that I advertised for the required time in the Nashville Record, a newspaper published in Nashville, stating that at the 2nd floor mezzanine of the Courthouse in Nashville, at 12:00 o'clock noon, on Wednesday, January 11, 1995, I would sell the above-described property upon the stated terms. I held the sale as ordered and the property was fairly struck off and sold to James S. Sweeney, Sr. for $1479.93. The purchaser complied by paying $1479.93.

Respectfully Submitted,
CLAUDIA C BONNYMAN
Clerk and Master

By Christy Daniel
Deputy Clerk and Master

104 Jackson Lane
Hendersonville TN 37075

4399 02/23 0101 03CHECK 18.48



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

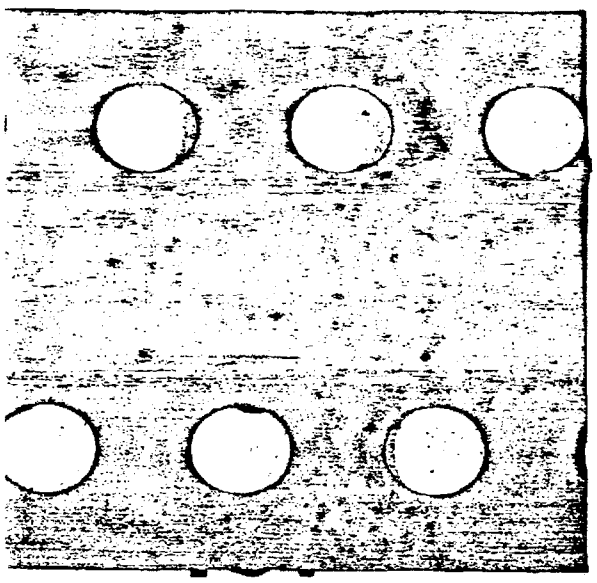
BOOK 9602 PG 346

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 1479.93
CON TX 5.48
PRFEE 1.00
MISC 12.00
TOTAL 18.48
~~CHECK~~ CASH 18.48

02/23/95 01 14:58 0001 4399



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36619
IDENTIF. # REFERENCE

95 FEB 23 PM 2:59

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

No. 884086