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FEB 14 1995

DAV. CO. CHANCERY CT.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

95 FEB 16 AM 10:25

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 42457

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,

Major Fortune,

Control No. 0536-4800

Field Book No. 13DA 12090

Defendant(s).

File - Tax Civil Action Number 94-632-I

ORDER FILED & ENTERED FEB 21 1995

TAX MINUTE BOOK 66 PAGE 364

BOOK 9620 PG 186

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), **Major Fortune**, 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), **Erika Pinder**, 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.

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 Judy Carnefix Deputy Clerk

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 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

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

xc:
Major Fortune
810 Enloe Street
Nashville, TN 37207

Erika Pinder
311 Leo Court
Nashville, TN 37211-5517

New Owner/Tax Bills

mail

BOOK 9620PG188

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

vs. Control No. 0536-4800

DELINQUENT TAXPAYERS ETC. Field Book No. 13DA 12090

MAJOR FORTUNE 37207

REPORT OF SALE

1995 JAN 13 PM 2:0

To the Chancellor:

An order was entered in this case on December 8, 1994, on page 701 of Tax Minute Book 64 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

810 Enloe Street
.35 Acres
Field Book Number 13DA 12090
Map and Parcel Number 070-08-0 197.00
Deed Book 0358, Page 233

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 $127.46 plus interest, penalty, statutory attorney's fees and costs as provided by law.

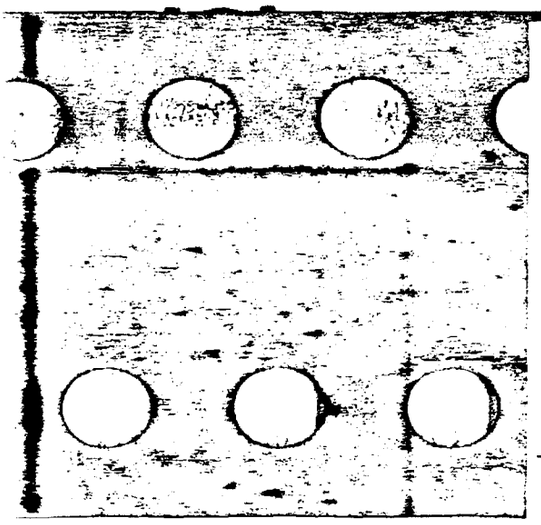
I respectfully report that I advertised for the required time in the Nashville Record, a newspaper published in Nashville, stating that at the 2nd floor mezzanine of the Courthouse in Nashville, at 12:00 o'clock noon, on Wednesday, January 11, 1995 , I would sell the above-described property upon the stated terms. I held the sale as ordered and the property was fairly struck off and sold to Erika Pinder for $1400.00. The purchaser complied by paying $1400.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1400.00
Erika Pinder
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March 1995
D. Chandler
Deputy Register

Respectfully Submitted,
CLAUDIA C BONNYMAN
Clerk and Master
By Christy Daniel
Deputy Clerk and Master

311 Leo Court
Nashville 37211

0829 03/16 0101 03CHECK 13.18



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

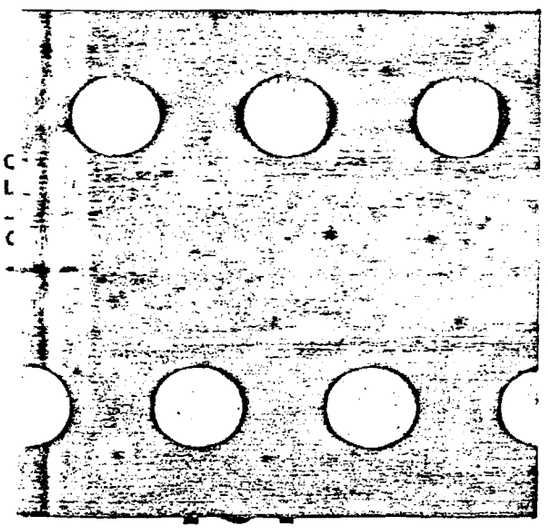
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FOR _____

BOOK 9620 PG 189

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 1400.00
CON TX 5.18
PRFEE 1.00
MISC 12.00
TOTAL 18.18
CHECK 18.18

03/16/95 01 10:26 0001 0828

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42457
IDENTIF. # REFERENCE

95 MAR 16 AM 10: 25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 890417