45904

RECEIVED IDENTIF. & REFERENCE

FEB 14 1995

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

DAV. CO. CHANCERY CT. 95 MAR 28 PM 12:54

M.L.ENV. REGISTER DAVIDSON COUNTY, TN.

BOOK 9629 PG 424

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,

John A. Rose,

Control No. **0148-9100**

Field Book No. **11D 24456**

Defendant(s).

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

ORDER FILED & ENTERED FEB 21 1995

TAX MINUTE BOOK 66 PAGE 308

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), **John A. Rose**, 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), **Ken A. Mitchell**, 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.

CHANCERY COURT I hereby certify this to be a true copy of the original entered in my office. This 23 day of Feb 1995 CLAUDIA C. BONEWANZ, Clerk & Master By Judy Carrington 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 #5315
Metropolitan Attorney
204 Metropolitan Courthouse
Nashville, TN 37201
615/862-6370

xc:
John A. Rose
725 May Court North
Madison, TN 37115

Ken A. Mitchell
139 Lake Terrace Drive
Hendersonville, TN 37075

Owner to take title

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,100.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March 1995

Deputy Register

821

BOOK 9629 PG 426

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

vs. Control No. 0148-9100

DELINQUENT TAXPAYERS ETC. Field Book No. 11D 24456

JOHN A ROSE
37115

FILED
95 JAN 24 PM 3:17
DAVIDSON CO. CHANCERY CT.
CLERK & MASTER

REPORT OF SALE

To the Chancellor:

An order was entered in this case on December 8, 1994, on page 358 of Tax Minute Book 65 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

725 May Ct N
.32 acres
Field Book Number 11D 24456
Map and Parcel Number 043-02-0 093.00
Deed Book 8479, Page 086

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 93, 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 $ 384.02, plus interest, penalty, statutory attorneys' fees and costs as provided by law.

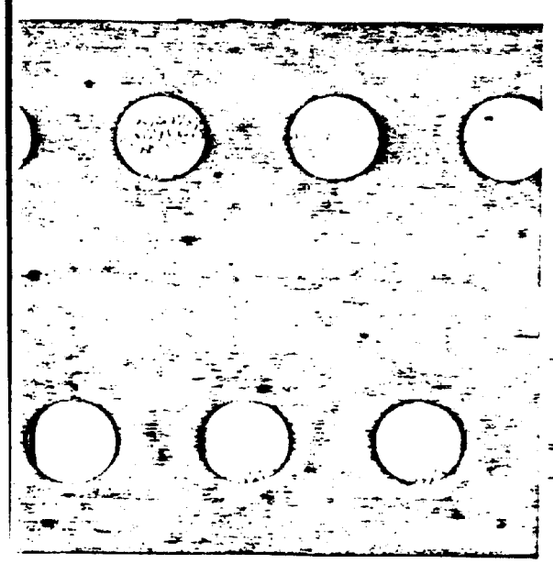
I respectfully report that I advertised for the required time in the Nashville Record, a newspaper published in Nashville, stating that at the 2nd floor mezzanine of the Courthouse in Nashville, at 12:00 o'clock noon, on Wednesday, January 18, 1995, I would sell the above-described property upon the stated terms. I held the sale as ordered and the property was fairly struck off and sold to Ken A. Mitchell for $13,100.00. The purchaser complied by paying $13,100.00.

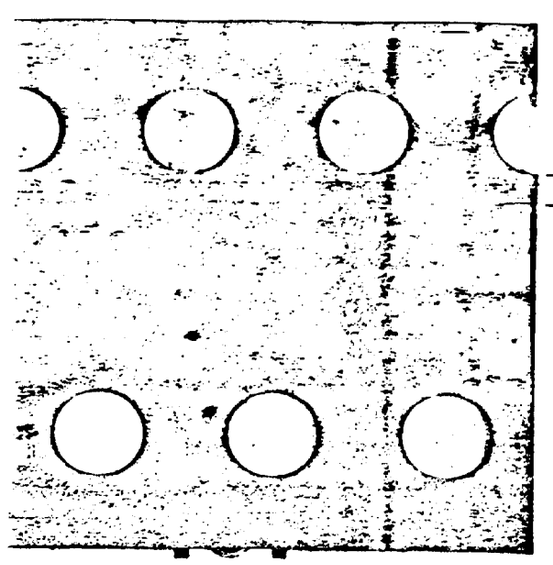
Respectfully Submitted,
Claudia C. Bonnyman
Clerk and Master

By J. Kemp
Deputy Clerk and Master

4653 03/28 0101 01CASH 61.47

120 Lake Terrace Dr.





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

RECEIVED OF _____

FOR _____

BOOK 9629 PG 427

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 13100.00
CON TX 48.47
PRFEE 1.00
MISC 12.00
TOTAL 61.47
CASH 61.47

03/28/95 01 12:55 0001 4653

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45904
IDENTIF. & REFERENCE

95 MAR 28 PM 12:54

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

No. 894205