45906 /

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OCT - 7 1994
DAV. CO. CHANCERY COURT

IDENTIF. & REFERENCE

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

95 MAR 28 PM 12:55

DAVIDSON CO. CHANCERY CT. TN.

MGL ENV.

4655 03/28 0101 01DABH 32.98

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,

EDNA E. CALDWELL & /
HERBERT LAX, JR.

Control Number
1412-2900 /

Field Book Number
02W 26050 /

Defendant(s).

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

BOOK 9629 PG 432

ORDER FILED & ENTERED OCT 17 1994
TAX MINUTE BOOK 64 PAGE 19

I hereby certify that this is a true copy of the original in my office.
This 18 day of October, 1994
Clerk
By Sandy Carnegie
Deputy Clerk

FINAL DECREE CONFIRMING SALE

This cause came on 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 these Reports have been on file more than five (5) days and are without exception.

It is therefore ORDERED by the Court that the Motion be, and the same hereby, is granted. All the right, title and interest of the Defendant(s), Edna E. Caldwell and Herbert Lax, Jr., and any and all unknown heirs-at-law or devisees, and of all other parties to this suit in 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(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:

1. The costs of this cause.

2. All real property taxes, penalty, interest, statutory attorney's 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 **1994** 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) 862-6341

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 5,400.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF October 19 94.

Deputy Register

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing FINAL DECREE CONFIRMING SALE has been forwarded by U.S. Mail to Edna E. Caldwell & Herbert Lax, Jr., c/o Mary Rickman, 1625 M. Patton Ct., Louisville, Ky 40210; and Mr. Ken A. Mitchell, 139 Lake Terrace Drive, Hendersonville, TN 37075, on this the 1 day of October, 1994.

Owner + tax bills.

Philip D. Baltz

Philip D. Baltz

BOOK 9629 PG 434

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

vs. Control No. 1412-2900

DELINQUENT TAXPAYERS ETC. Field Book No. 02W 26050

EDNA E. CALDWELL & HERBERT LAX, JR.

FILED
94 SEP -8 PM 2:1
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

c/o Mary Pickman
1625 N. Patton Ct.
Louisville, Ky 40210

REPORT OF SALE

To the Chancellor:

An order was entered in this case on June 13, 1994, on page 425 of Tax Minute Book 61 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1900 15TH AV N
.14 ACRES
FIELD BOOK NUMBER 02W 26050
MAP AND PARCEL NUMBER
081-07-0 274.00
DEED BOOK 3974, PAGE 882

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 $ 211.64, 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 Ken A. Mitchell for $5,400.00. The purchaser complied by paying $5,400.00.

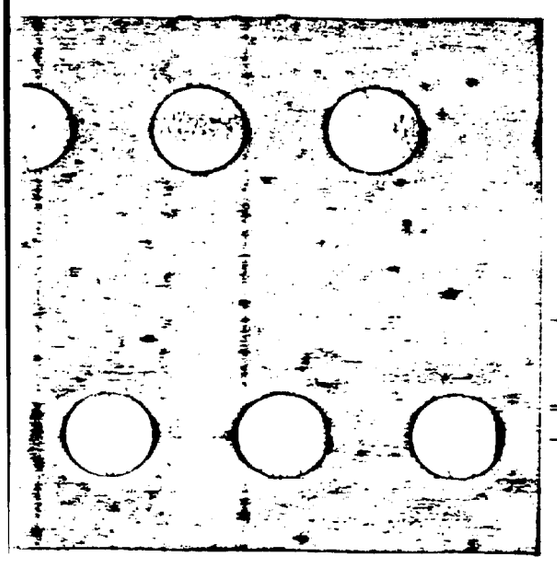
Respectfully Submitted,
Claudia C. Bonnyman
Clerk and Master

By Jo Kemp
Deputy Clerk and Master

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

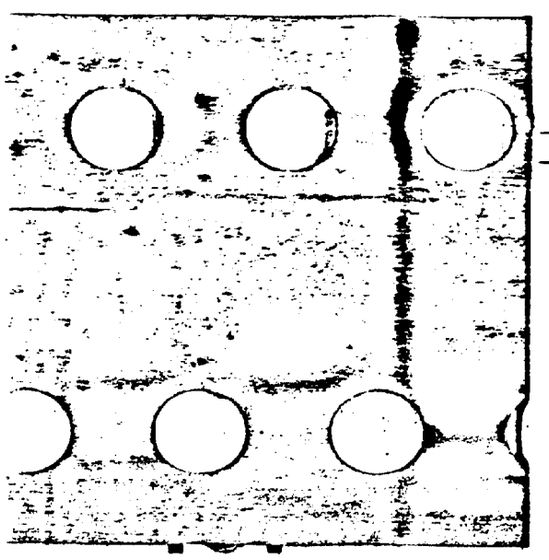
BOOK 9629 PG 435

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 5400.00
CON TX 19.98
PRFEE 1.00
MISC 12.00
TOTAL 32.98
CASH 32.98

03/28/95 01 12:56 0001 4655



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45906
IDENTIF. & REFERENCE

95 MAR 28 PM 12:55

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

No. 894207