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AUG 3 0 1995

DAV. CO. CHANCERY COURT

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

BOOK 9785 PG 710

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 1993 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

James F. Osteen

Control No. 1103-6900
Field Book No. 25W 07372

Defendant(s).

File - Tax Civil Action Number **95-695-II**

ORDER FILED & ENTERED SEP 05 1995

TAX MINUTE BOOK 69 PAGE 242

0726 09/06 0101 03CHECK 21.33

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), James F. Osteen, 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), Sandra Haynes, Linda Shymlock, & Debra Rice, 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.

0097149
IDENTIF. ↑ REFERENCE

95 SEP -6 AM 10:19
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

I hereby certify that this is a true copy of original instrument filed in my office.
This 5th day of Sept. 1995
CLAUDIA C. BONNYMAN Clerk & Master
By Judy Carnegie Deputy Clerk

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 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.

Ellen Hobbs Lyle

CHANCELLOR

APPROVED FOR ENTRY:

Philip D. Baltz

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

xc:
James F. Osteen
6115 Belle Rive Drive
Brentwood, TN 37027

New Owner + Jay Baltz

Sandra Haynes, Linda Shymlock & Debra Rice
505 Tarrington Court
Nashville, TN 37205

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2400

James F. Osteen
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Sept 19 96.

Kim M. Bates
Deputy Register

STATE OF TENNESSEE ETC.	File No.	95-695-II
vs.	Control No.	1103-6900
DELINQUENT TAXPAYERS ETC. JAMES F. OSTEEN	Field Book No.	25W 07372

95 JUL 25 PM 3:39

REPORT OF SALE

To the Chancellor:

An order was entered in this case on May 25, 1995, on page 391 of Tax Minute Book 67 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

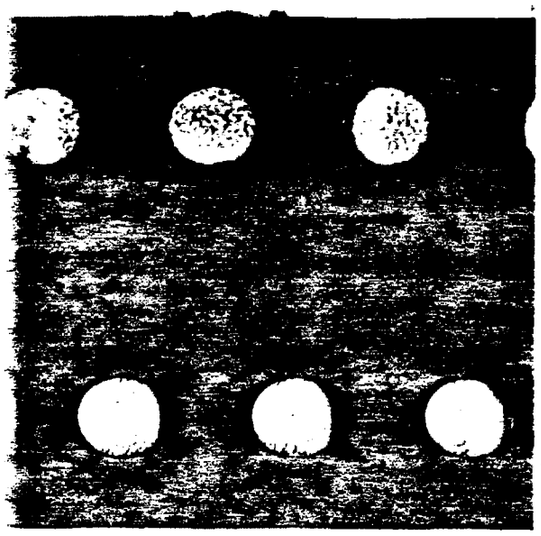
4023 C Westlawn Dr.
.40 Acres
Field Book Number 25W 07372
Map & Parcel Number 103-08-- 281.00
Deed Book 6054, Page 005

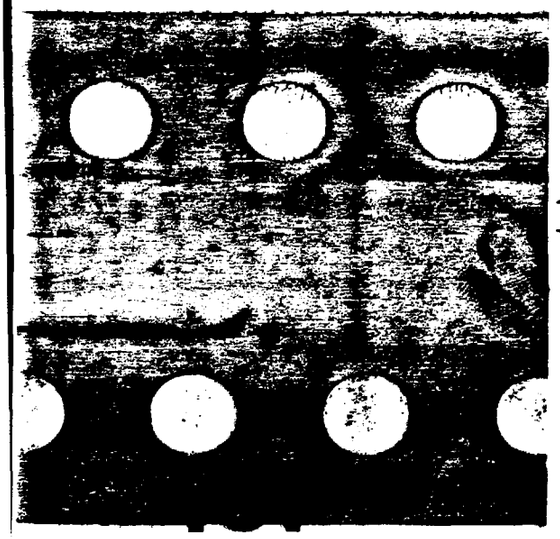
TERMS OF SALE: Cash. To the highest and best bidder. Subject to the right of equity of redemption. The purchaser(s) shall be liable for payment of taxes assessed against the property beginning with the year 19 94, and continuing so long as pruchaser(s) shall own the property. If there are any excess 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 $ 78.75, 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, July 19, 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 Sandra Haynes, Linda Shymlock and Debra Rice for $2,400.00. The purchasers complied by paying $2,400.00.

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 9785 PG 713

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	2400.00
CON TX	8.88
PRFEE	1.00
MISC	12.00
TOTAL	21.88
CHECK	21.88

09/06/95 01 10:19 0001 0726

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00971149
IDENTIF. ← REFERENCE

95 SEP -6 AM 10: 19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.949623