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SEP 13 1995

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

BOOK 9833 PG 641

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,

KARMARDI MILLS

Control No.: 1144-2100
Field Book No.: 02W 16165

Defendant(s).

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

ORDER FILED & ENTERED SEP 19 1995

TAX MINUTE BOOK 69 PAGE 374

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), KARMARDI MILLS, 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), JANET & DAVID RACHEL, 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 19 day of Sept 1995
CLAUDIA C. BONNYMAN Clerk & Master
By 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 1994 and continuing so long as he shall own the property.

All other matters are reserved.

The Report of Sale 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:
Karmardi Mills
P.O. Box 90657
Nashville, TN 37209

New Owner + Tax Bill
Janet & David Rachel
1303 Stainback Avenue
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 23494
Janet Rachel
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 1995.
Ken L. Bate
Deputy Register

PICK-UP

95 OCT 20 7:16: 14
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

01114288
IDENTIFICATION REFERENCE

2025 12/20 11:11 03CHECK 13.7

BOOK 9833 PG 643

STATE OF TENNESSEE ETC.	File No.	95-695-II
vs.	Control No.	1144-2100
DELINQUENT TAXPAYERS ETC.	Field Book No.	02W 16165
KARMARDI MILLS		

95 AUG -2 PM 3:

REPORT OF SALE

To the Chancellor:

An order was entered in this case on June 12, 1995, on page 31 of Tax Minute Book 68 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1620 Arthur Ave.
.05 Acres
Field Book Number 02W 16165
Map & Parcel Number 081-12-0 114.00
Deed Book 8806, Page 841

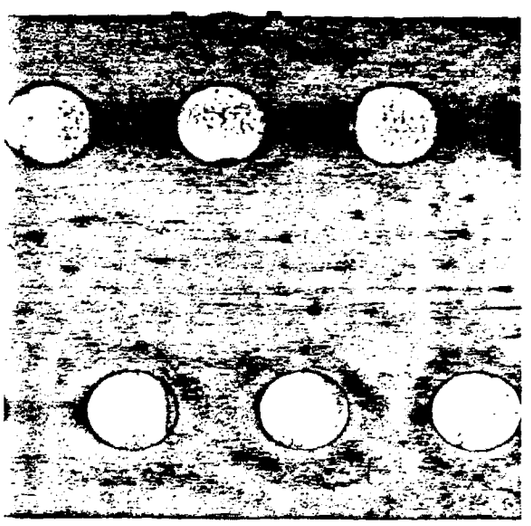
TERMS OF SALE: Cash. To the highest and best bidder. Subject to the right of equity of redemption. The purchaser(s) shall be liable for payment of taxes assessed against the property beginning with the year 19 94, and continuing so long as pruchaser(s) shall own the property. If there are any excess 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 $ 6.75, plus interest, penalty, statutory attorneys' fees and costs as provided by law.

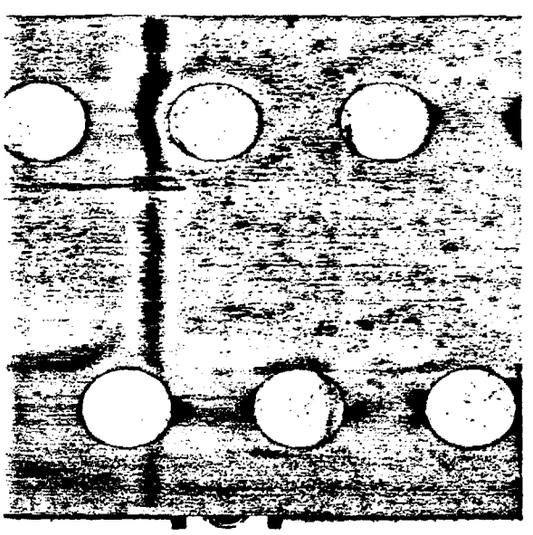
I respectfully report that I advertised for the required time in the Nashville Record, a newspaper published in Nashville, stating that at the 2nd floor mezzanine of the Courthouse in Nashville, at 12:00 o'clock noon, on Wednesday, August 2, 1995 , I would sell the above-described property upon the stated terms. I held the sale as ordered and the property was fairly struck off and sold to Janet and David Rachel for $234.94. The purchasers complied by paying $234.94.

Respectfully Submitted,
Claudia C. Bonnyman
Clerk and Master

By _____
Deputy Clerk and Master

1203 Fairbanks Ave





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

RECEIVED OF _____

FOR _____

BOOK 9833 PG 644

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

MAMT 234.94
ERR CO
MAMT 234.94-
CAMT 234.94
CON TX 0.74
PRFEE 1.00
MISC 12.00
TOTAL 13.74
CHECK 13.74

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 9035

0114288
IDENTIF. & REFERENCE

95 OCT 20 AM 10:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 967741