IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

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,

John C. Muster & Catherine Cavette

Control No. 1889-9900
Field Book No. 04W 12362

Defendant(s).

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

ORDER FILED & ENTERED JAN 02 1996

TAX MINUTE BOOK 71 PAGE 139

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 C. Muster & Catherine Cavette, 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.

0139996
IDENTIFICATION REFERENCE

95 JAN 11 AM 11:07
DAVIDSON COUNTY, TN.

4837 01/11 0101 03CHECK 42.97

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 1996 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:

Cristi E. Scott
Cristi E. Scott #15256
Metropolitan Attorney
204 Metropolitan Courthouse
Nashville, TN 37201
615/862-6341

I hereby certify that this a true copy of original instrument filed in my office.
This 3rd day of January 1996
CLAUDIA C. BONNYMAN Clerk & Master
By Kay Nolen

xc:
John C. Muster & Catherine Cavette
510 Gay Street, #914
Nashville, TN 37219

New owner + Tax Bills
Ken A. Mitchell mail
139 Lake Terrace Drive
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,100.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January 1996.
Deputy Register

BOOK 9915 PG 38

STATE OF TENNESSEE ETC.	File No.	95-695-II
vs.	Control No.	1889-9900
DELINQUENT TAXPAYERS ETC.	Field Book No.	04W 12362
JOHN C. MUSTER & CATHERINE CAVETTE		

95 NOV 22 AM 10: 11

REPORT OF SALE

To the Chancellor:

An order was entered in this case on October 12, 1995, on page 575 of Tax Minute Book 69 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

510 Gay St #914
.00 Acres
Field Book Number 04W 12362
Map & Parcel Number:
093-01-0-A 252.00 CO
Deed Book 8911, Page 612

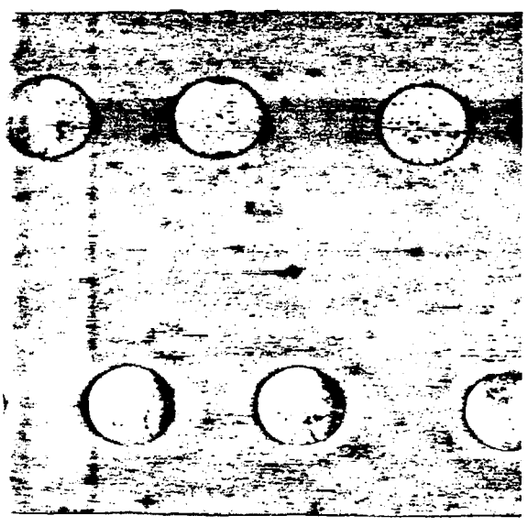
TERMS OF SALE: Cash. To the highest and best bidder. Subject to the right of equity of redemption. The purchaser(s) shall be liable for payment of taxes assessed against the property beginning with the year 19 94, and continuing so long as pruchaser(s) shall own the property. If there are any excess 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 $ 448.88, plus interest, penalty, statutory attorneys' fees and costs as provided by law.

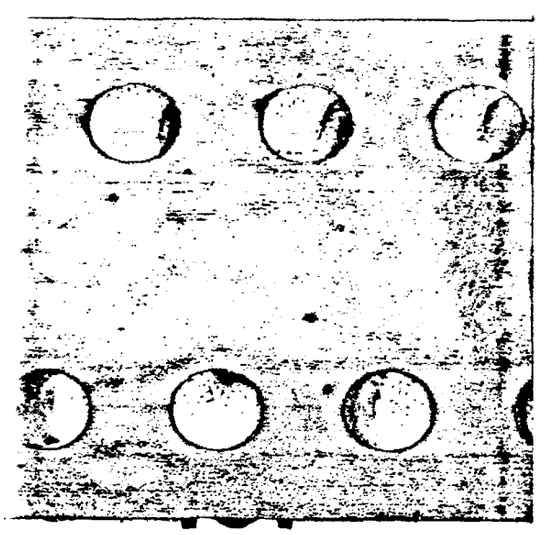
I respectfully report that I advertised for the required time in the Nashville Record, a newspaper published in Nashville, stating that at the 2nd floor mezzanine of the Courthouse in Nashville, at 12:00 o'clock noon, on Wednesday, November 15, 1995 , I would sell the above-described property upon the stated terms. I held the sale as ordered and the property was fairly struck off and sold to Ken A. Mitchell for $8,100.00. The purchaser complied by paying $8,100.00.

Respectfully Submitted,
Claudia C. Bonnyman
Clerk and Master

By _____
Deputy Clerk and Master

139 Lake Terrace Dr
Hendersonville, TN 37075





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

RECEIVED OF _____

FOR _____

RMIR 9915 PG 39

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 8100.00
CON TX 29.97
PRFEE 1.00
MISC 12.00
TOTAL 42.97
CHECK 42.97

01/11/96 01 11:10 0001 6837

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0139996
IDENTIF. & REFERENCE

96 JAN 11 AM 11:07
FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 995167