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JAN 1 1 1995

DAV. CO. CHANCERY COURT

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

95 JAN 17 AM 11:26

01141533

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 1992 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

CALVIN N. PHILLIPS, JR.,

Control Number
1104-7400

Field Book Number
17W 07655

Defendant(s).

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

BOOK 9919 PG 834

ORDER FILED & ENTERED JAN 17 1995

TAX MINUTE BOOK 66 PAGE 69

I hereby certify that this is a true copy of original instrument filed in my office.
This 20 day of JAN 1995
CLAUDIA C. BONNER Clerk & Master
By _____ 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), Calvin N. Phillips, 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), **James and Rebecca Wingo**, 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 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

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
$ [illegible]
Rebecca Wingo
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF Dec. 1996.
D. Edwards
Deputy Register

xc: Mr. Calvin N. Phillips, Jr.
c/o N. Goodmand, Exec.
Post Office Box 863
Hendersonville, TN 37077

Owner & Tax Bills: James & Rebecca Wingo
870 Pinnacle Hill Road
Kingston Springs, TN 37082
Mail

[illegible] 12/17 11:01 03CHECK 20.40

BK 9919 PG 836

STATE OF TENNESSEE ETC.	File No.	94-632-I
vs.	Control No.	1104-7400
DELINQUENT TAXPAYERS ETC.	Field Book No.	17W 07655
CALVIN N. PHILLIPS, JR.		

94 DEC 12 PM 12:59
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on October 6, 1994, on page 585 of Tax Minute Book 63 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

612 Shelby Ave.
.20 acres
Field Book Number 17W 07655
Map and Parcel Number 093-04-0 048.00
Deed Book 6664, Page 543

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 $ 135.88, plus interest, penalty, statutory attorneys' fees and costs as provided by law.

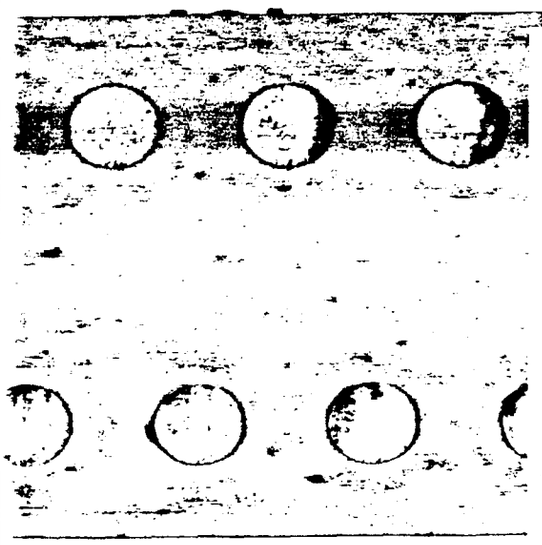
I respectfully report that I advertised for the required time in the Nashville Record, a newspaper published in Nashville, stating that at the 2nd floor mezzanine of the Courthouse in Nashville, at 12:00 o'clock noon, on Wednesday, November 16, 1994, I would sell the above-described property upon the stated terms. I held the sale as ordered and the property was fairly struck off and sold to James and Rebecca Wingo for $2,000.00. The purchasers complied by paying $2,000.00.

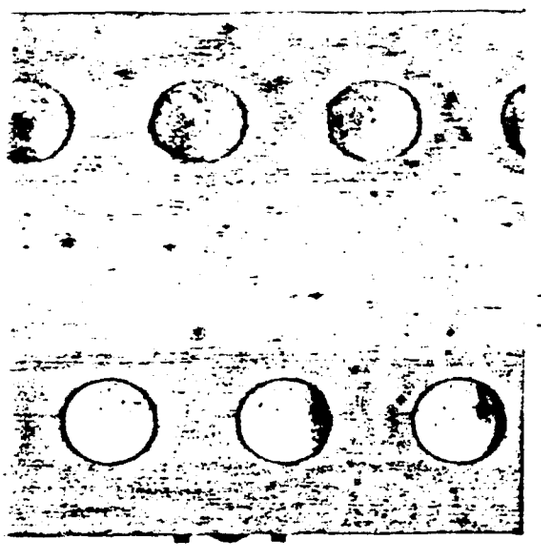
Respectfully Submitted,
Claudia C. Bonnyman
Clerk and Master

By J. Kemp
Deputy Clerk and Master

870 Pinnacle Hill Rd

c/o N. Goodman, Exec.
P.O. Box 863





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9919 PG 837

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	2000.00
CON TX	7.40
PRFEE	1.00
MISC	12.00
TOTAL	20.40
CHECK	20.40

01/17/96 01 11:28 0001 B481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

014533

IDENTIFICATION REFERENCE

96 JAN 17 AM 11:26

DAVIDSON COUNTY, TN.

No. 996788