RECEIVED
FEB 18 1994
DAV. CO. CHANCERY

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

I hereby certify that this is a true copy of original instrument filed in my office.
This 2nd day of March 1994
CLAUDIA C. BONNYMAN Chancery Master
By Judy Cartwright Deputy Clerk

THE STATE OF TENNESSEE IN ITS OWN BEHALF AND FOR THE USE AND BENEFIT OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

Plaintiff,

v.

DELINQUENT TAXPAYERS AS SHOWN ON THE 1990 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,

Grace M. Cook,

Control No. 1781-2800

Field Book No. 02W 30615

Defendant(s).

File - Tax Civil Action Number 92-700-II

ORDER FILED & ENTERED FEB 25 1994
TAX MINUTE BOOK 58 PAGE 135

BOOK 9987 PG 994

96 MAR 22 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0162971

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), **Grace M. Cook**, 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), **Jim Sadler**, 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.

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 matters are reserved.

The Report of the Clerk and Master follows and is incorporated herein.

C. Allen Hall
CHANCELLOR

APPROVED FOR ENTRY:

Philip D. Baltz

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

xc: Grace M. Cook
1520 17th Avenue North
Nashville, TN 37208

Tax Bills / New Owner

Jim Sadler
505 Torrington Court
Nashville, TN 37205
mail

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

File No. 92-700-II

Control No. 1781-2800

Field Book No. 02W 30615

Grace M. Cook

REPORT OF SALE

94 JAN 25 AM 10:17

To the Chancellor:

An order was entered in this case on October 22, 19 92, on page 303 of Tax Minute Book 51 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee:

1520 17th Ave. No.
.20 Acres
Field Book Number 02W 30615
Map and Parcel Number
081-15-0 235.00
Deed Book 8091, Page 061

BOOK 9987 PG 996

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 91, and continuing so long as purchaser(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 $ 42.09, plus interest, penalty, statutory attorneys' fees and costs as provided by law.

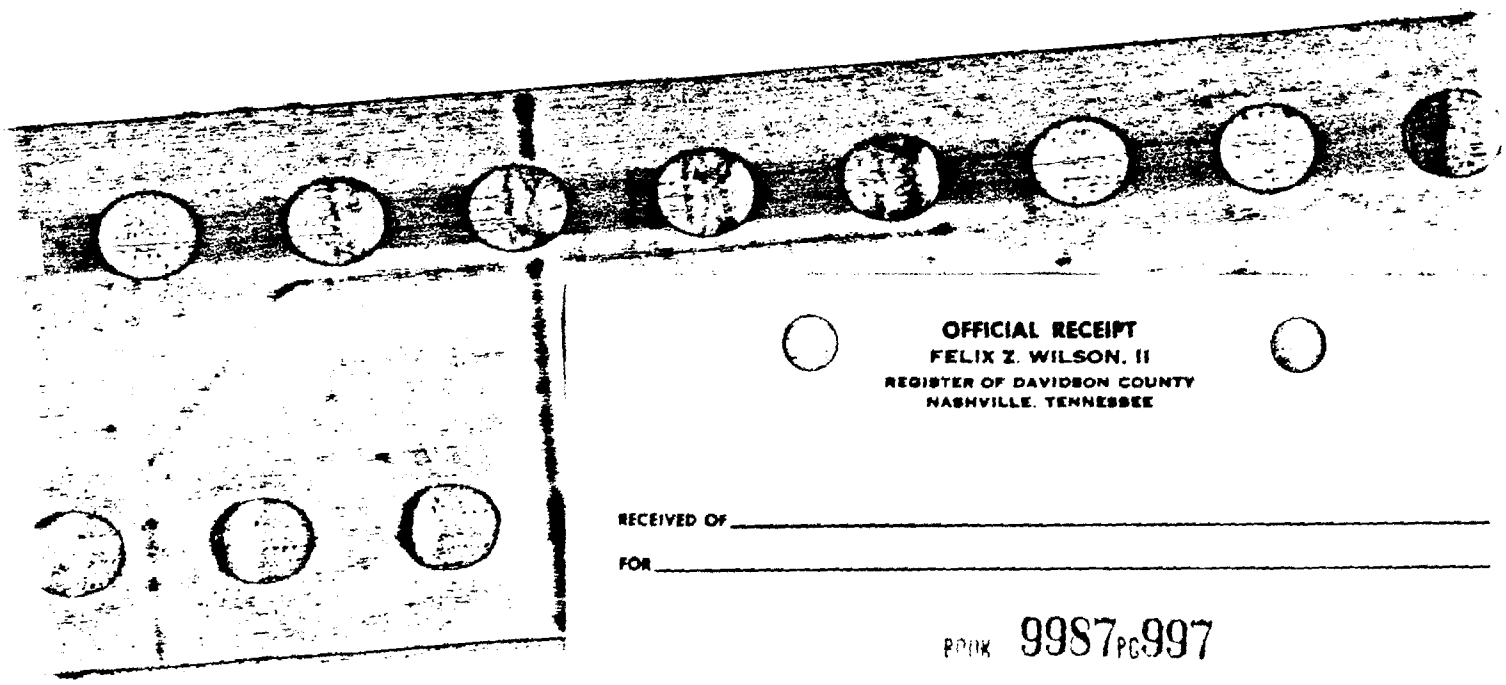
I respectfully report that I advertised for the required time in the Nashville Record, a newspaper published in Nashville, stating that at the /second floor Mezzanine of the Courthouse in Nashville, at 12:00 o'clock noon, on Wed., Jan. 6, 1993, I would sell the above-described property upon the stated terms. I held the sale as ordered and the property was fairly struck off and sold to Jim Sadler for $2,600.00. The purchaser failed to comply but per agreement with the Metro Legal Dept. was allowed to pay the 1990 taxes, court costs and a 1992 Parks lien for a total amount of $1,854.94. Mr. Sadler has now, pursuant to an Order entered in Tax Minute Book 57, Page 737, complied with his bid by paying the balance of $745.05.

Respectfully Submitted,

By: _____
Deputy Clerk and Master

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 2600.00
_____
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 22 DAY OF March 1994
_____
Deputy Register

97 03/22 01CASH 22.62

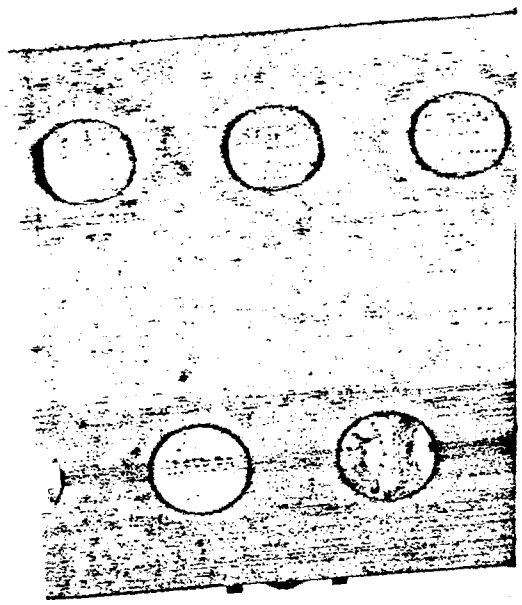


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9987 PG 997



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 2600.00
CON TX 9.62
PRFEE 1.00
WDEED 12.00
TOTAL 22.62
CASH 22.62

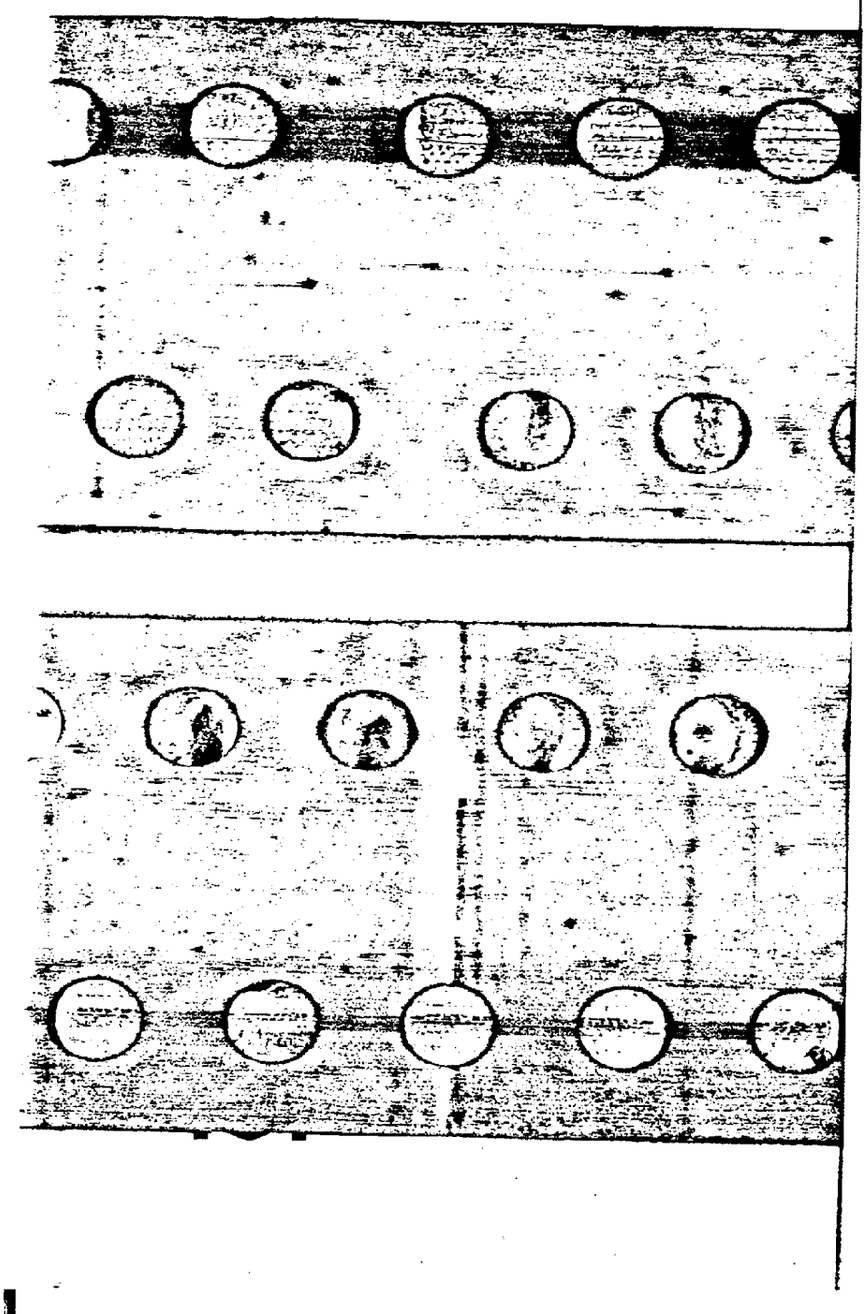
03/22/96 01 11:05 0001 1507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0162971
IDENTIF. # REFERENCE

96 MAR 22 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019547

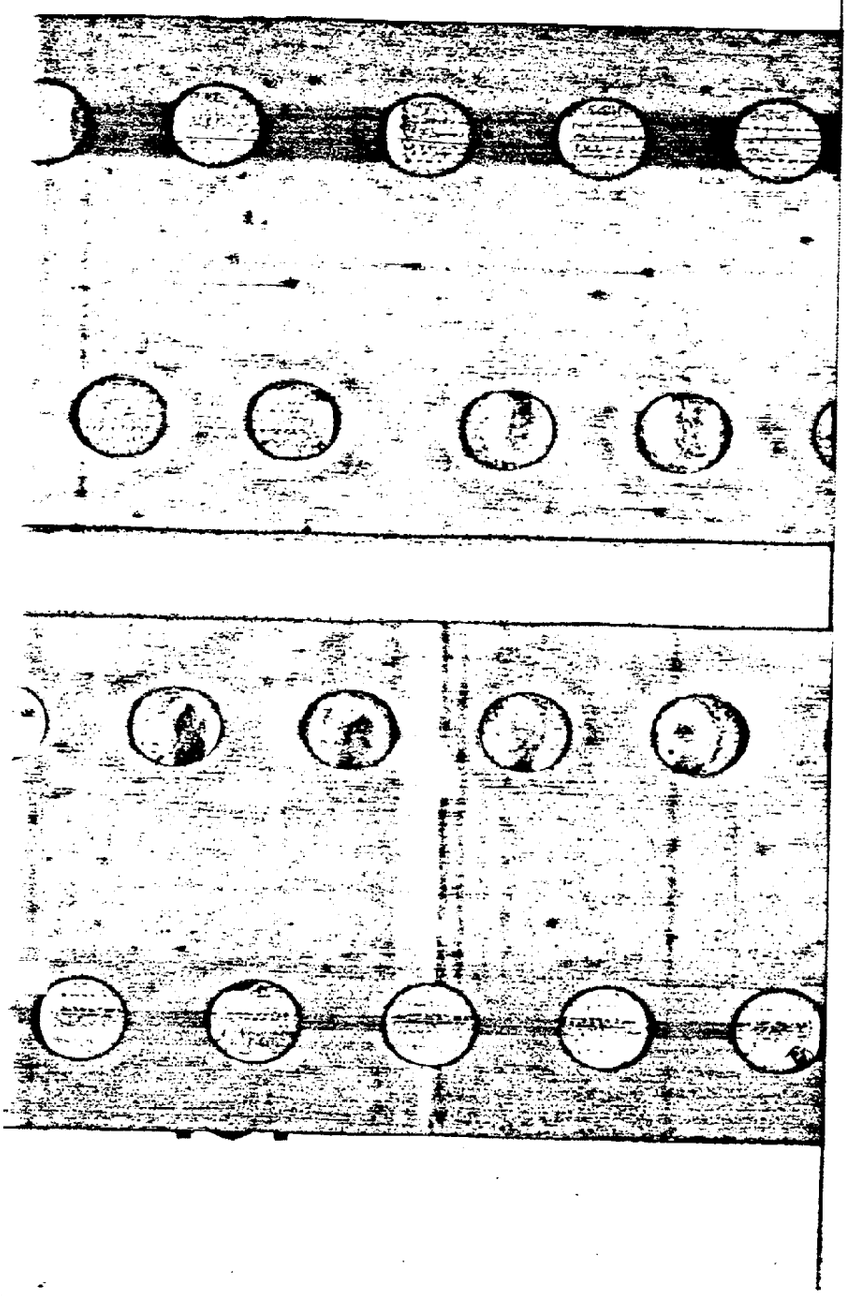


3.22.96

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BOOK 9987 PG 998

BOOK 9987 PG 999



3.22.96

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