BOOK 10272 PG 475

RECEIVED
AUG 27 1996
DAV. CO. CHANCERY COURT

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

I hereby certify that this a true copy of original instrument filed in my office.
This 6 day of Sept 1996
CLAUDIA C. BONNYMAN Clerk & Master
By 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, TENNESSEE,

Plaintiff,

v.

DELINQUENT TAXPAYERS AS SHOWN ON THE 1994 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

Payden Properties, Inc.

Control No.: 1245-4800 ✓
Field Book No.: 03W 01715 ✓

Defendant(s).

File - Tax Civil Action
Number 96-670-III ✓

ORDER FILED & ENTERED SEP 05 1996
TAX MINUTE BOOK 73 PAGE 685

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,361.46
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF November 1996.
Deputy Register

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), **Payden Properties, Inc.**, 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), **E & W - LLC**, 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) 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 other matters are reserved.

The Report of Sale follows and is incorporated herein.

CHANCELLOR

APPROVED FOR ENTRY:

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

xc:

Payden Properties, Inc.
248 Blackman Road
Nashville, TN 37211

E & W - LLC new owner + TAX Bill
1305 Clinton Street
Nashville, TN 37203 mail

0250518
IDENTIFICATION REFERENCE

95 NOV 26 PM 3:11

REGISTER
DAVIDSON COUNTY, TN.

BOOK 10272 PG 477

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(PAYDEN PROPERTIES, INC.)
248 Belleview Pl.
NT 37211

File No. 96-670-III

Control No. 1245-4800

Field Book No. 03W 01715

CLERK & MASTER
DAVIDSON CO. TENNESSEE
96 JUL 24 PM 3:39
FILED

REPORT OF SALE

To the Chancellor:

An order was entered in this case on June 11, 1996, on page 741 of Tax Minute Book 71 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1207 CLINTON ST
.61 Acres
Field Book Number 03W 01715
Map and Parcel Number 092-04-0 355.00
Deed Book 7939, Page 75

9710 11/26 0101 03CHECK 47.64

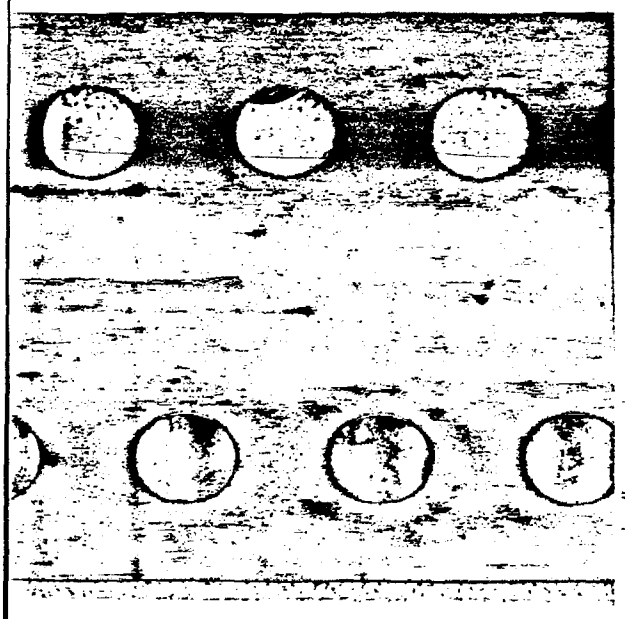
TERMS OF SALE: Cash. To the highest and best bidder. Subject to the right of equity of redemption. The purchaser(s) shall be liable for payment of taxes assessed against the property beginning with the year 1995, and continuing so long as purchaser(s) shall own the property. If there are any excess funds 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 $2,957.40 plus interest, penalty, statutory attorney's fees and costs as provided by law.

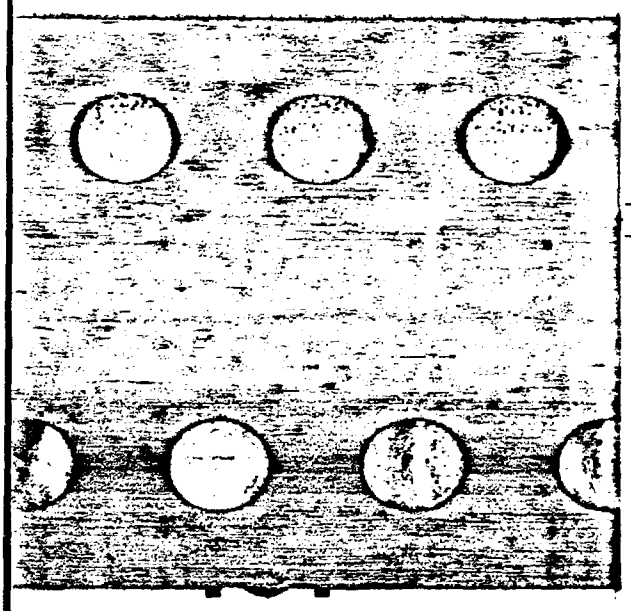
I respectfully report that I advertised for the required time in the Nashville Record, a newspaper published in Nashville, stating that at the second floor mezzanine of the Courthouse in Nashville, at 12:00 o'clock noon, on Wednesday, July 17, 1996, I would sell the above described property upon the stated terms. I held the sale as ordered and the property was fairly struck off and sold to E & W - LLC for $9,361.46. The purchaser(s) complied by paying $9,361.46.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By Christy Daniel
Deputy Clerk and Master

1305 Clinton St Nashville 37203





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10272 PG 478

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	9361-46
CON TX	34-64
PRFEE	1-00
MISC	12-00
TOTAL	47-64
CHECK	47-64

11/26/96 01 15:13 0001 9710

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250518

IDENTIFICATION REFERENCE

96 NOV 26 PM 3:11

REGISTER
DAVIDSON COUNTY, TN.

No. 1092396