910

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JUL 15 1994

DAV. CO. CHANCERY COURT

I hereby certify that this is a true copy of original filed in my office
This 25th day of July, 1994
CLAUDIA BONNYMAN, Clerk
By Judy Carnegie
Deputy Clerk

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 1991 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

Fuston, Gary W.,

Control No.: 1671-0600

Field Book No.: 04D 29165

Defendant(s).

File - Tax Civil Action
Number 93-660-III

BOOK 10351 PG 914

ORDER FILED & ENTERED 7-22-94
MINUTE BOOK 62 PAGE 290

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), **Fuston, Gary W.**, 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), **Louis Komisar**, 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.

CHANCELLOR

APPROVED FOR ENTRY:

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

7138 02/18 0101 03CHECK 20.96

xc:
Gary W. Fuston
4033 Main Street
Old Hickory, TN 37138

Louis Komisar
211 Printers Alley
Nashville, TN 37201

-owner + Tax Bills; mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,150.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF Feb. 19 97.

Deputy Register

BOOK 10351 PG 916

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

File No. 93-660-III

Control No. 1671-0600

Field Book No. 04D 29165

GARY W. FUSTON
4033 Main Street
Old Hickory, TN 37138

FILED
94 JUN 21 PM 2:21
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on October 18, 19 93, on page 535 of Tax Minute Book 55 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee:

4033 MAIN ST
.27 ACRES
FIELD BOOK NUMBER 04D 29165
MAP AND PARCEL NUMBER 064-05-0 024.00
DEED BOOK 7988, PAGE 220

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 92, 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 $ 221.23 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, April 20, 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 Louis Komisar for $2150.00.

On June ~~21, 1994~~, the purchaser complied by paying $2150.00.

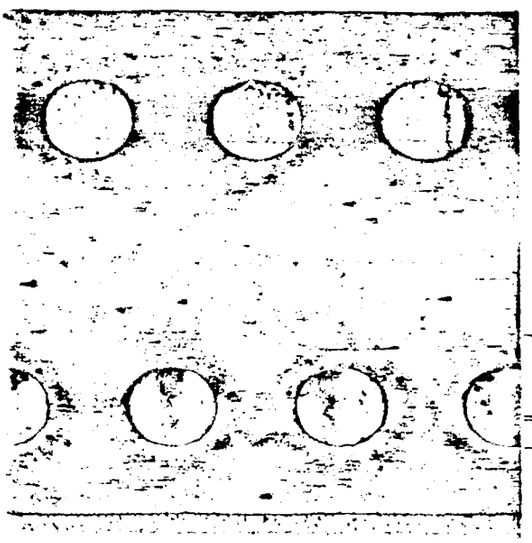
IDENTIFICATION

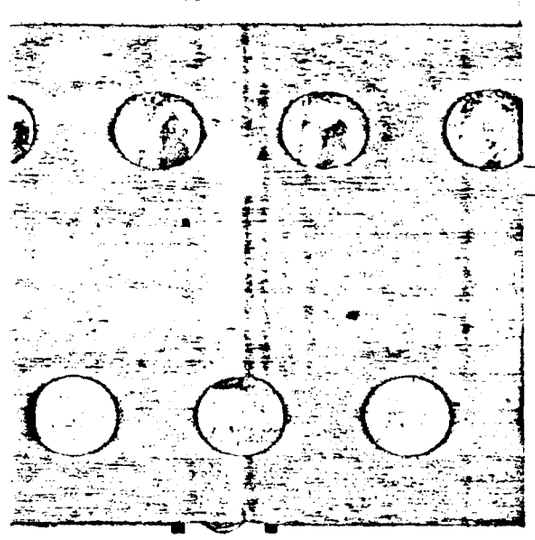
02737147

Respectfully Submitted,
Claudia C. Bonnyman
Clerk and Master

By Christy Daniel
Deputy Clerk and Master

211 Printers Alley





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10351 PG 917

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	2150.00
CON TX	7.96
PRFEE	1.00
MISC	12.00
TOTAL	20.96
CHECK	20.96

02/18/97 01 13:43 0001 7138

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0273747
IDENTIFICATION REFERENCE

97 FEB 18 PM 1:39

DAVIDSON COUNTY, TN.

No. 1117593