BOOK 10428 PG 601

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

97 FEB 23 PM 4:13

0297324

IDENTIFICATION REFERENCE

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,

Jackie R. Arnett, Sr.

Control No. 1314 6700

Field Book No. 11D 58390

Defendant(s).

PICK-UP

File - Tax Civil Action Number 96-670-III

ORDER FILED & ENTERED DEC 31 1996

TAX MINUTE BOOK 75 PAGE 123

I hereby certify that this is a true copy of original instrument filed in my office This 2nd day of 1997
CLAUDIA C. BONNER, Clerk & Master
By Deputy Clerk

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), **Jackie R. Arnett, Sr.**, 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), **Tracy L. Eaves,** 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 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.

CHANCELLOR

APPROVED FOR ENTRY:

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

xc:
Jackie R. Arnett, Sr.
2533-B Dickerson Road
Nashville, TN 37227

Tracy L. Eaves
1108 Boscobel Street
Nashville, TN 37206

METRO MAIL
Betty Armstrong, Delinquent Tax Dept.
800 Second Avenue, North
Nashville, TN

Tax Bills: Tracy L. Eaves
103 Garner Ave.
Madison 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS
$ 1825.00

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 23 DAY OF April 19 97

Deputy Register

2001 0423 0011 USMH

LEGAL\APPS\HOME\COMMON\TAXES\CATHY\TAXES\FDCS2PG DOC

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(JACKIE R. ARNETT, SR)

2533-B
Dickerson Rd 37115

File No. 96-670-III

Control No. 1314-6700

Field Book No. 11D 58390

BOOK 10428 PG 693

FILED
ON 11-25-96
DC & M
DAVIDSON CO. CHANCERY CT.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on October 15, 1996, on page 477 of Tax Minute Book 74 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

Garner Av
.15 Acres
Field Book Number 11D 58390
Map and Parcel Number 043-05-0 169.00
Deed Book 8685, Page 231

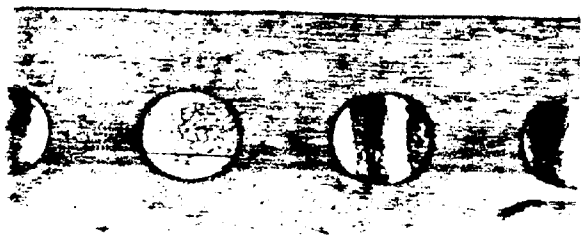
TERMS OF SALE: Cash. To the highest and best bidder. Subject to the right of equity of redemption. The purchaser(s) shall be liable for payment of taxes assessed against the property beginning with the year 1995, and continuing so long as purchaser(s) shall own the property. If there are any excess funds 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 $301.88 plus interest, penalty, statutory attorney's fees and costs as provided by law.

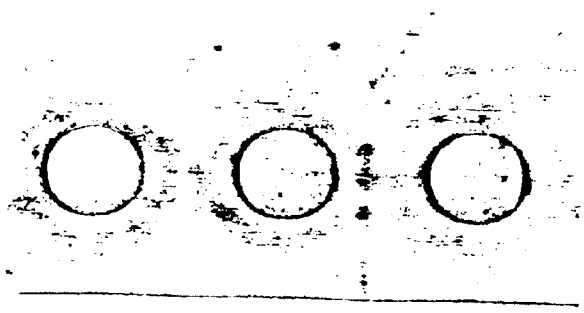
I respectfully report that I advertised for the required time in the Nashville Record, a newspaper published in Nashville, stating that at the second floor mezzanine of the Courthouse in Nashville, at 12:00 o'clock noon, on Wednesday, November 20, 1996, I would sell the above described property upon the stated terms. I held the sale as ordered and the property was fairly struck off and sold to TRACY L EAVES for $1800.00. The purchaser(s) complied by paying $1800.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By Christy Daniel
Deputy Clerk and Master

1108 Boscobel St. Nashville 37206





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

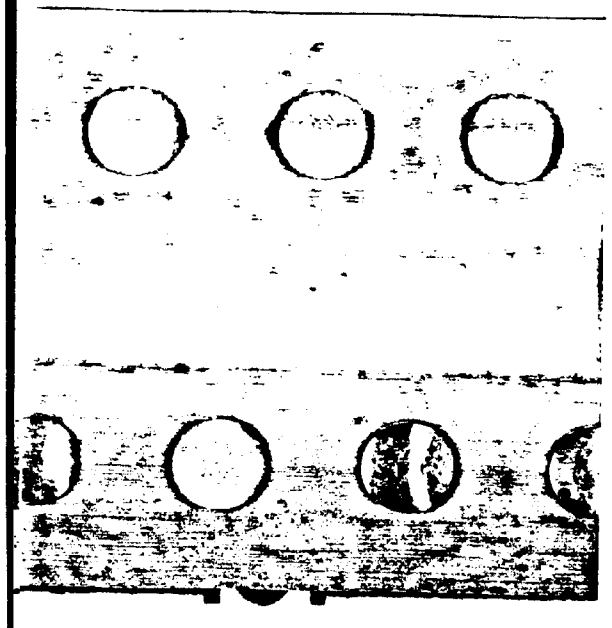
RECEIVED OF _____

FOR _____

BOOK 10426 PG 694

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 1800.00
CON TX 6.66
PRFEE 1.00
MISC 12.00
TOTAL 19.66
CASH 19.66

04/23/97 01 16:12 0001 2701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297324

IDENTIF. & REFERENCE

97 APR 23 PM 1:13

REGISTER

No. 1142827