77/384

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 1995 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

James R. Shepard & Theresa L. Cook

Control No. **1369-0600**

Field Book No. **11D 15980**

Defendant(s).

RECEIVED BOOK 10610 PG 442

SEP - 8 1997

Dav. Co. Chancery Court

File - Tax Civil Action Number **97-788-II**

FILED

'97 SEP 15 PM 12 03

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

I hereby certify this is a true copy of original instrument filed in my office
This 16th day of Sept. 1997
CLAUDIA C. [illegible] Clerk & Master
By [signature] D.C. & M.
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) **James R. Shepard & Theresa L. 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), **Barbara Eatherly, Venture Properties & William B. Owen** 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:

BOOK 10610 PG 443

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 **1997** 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.

Carol L McCoy
CHANCELLOR

APPROVED FOR ENTRY:

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

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing *Final Decree Confirming Sale* has been forwarded to the following this 8th day of September 1997.

Owner + Jgf Bills: Mail
Barbara Eatherly, Venture Properties,
& William B. Owens
2200 Selma Ave
Nashville, TN 37214

James R. Shepard & Theresa L. Cook
110 West Webster St.
Madison, TN 37115

Betty Armstrong
Back Tax Office

Cristi S. Pearson
Cristi S. Pearson

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00
Barbara Eatherly
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF Sept 19 97.
B. Edwards
Deputy Register

C:\MSDoc\Collections\Taxes\dt-2405\FDCS.doc

BOOK 10610 PG 444

STATE OF TENNESSEE ETC. File No. 97-788-II

vs. Control No. 1369-0600

DELINQUENT TAXPAYERS ETC. Field Book No. 11D 15980
(JAMES R. SHEPARD & THERESA L. COOK)

97 AUG 21 PM 3:10

REPORT OF SALE

To the Chancellor:

An order was entered in this case on June 18, 1997, on page 477 of Tax Minute Book 76 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

103 WEST WEBSTER ST.
.91 Acres
Field Book Number 11D 15980
Map and Parcel Number 051-04-0 066.00
Deed Book 9234, Page 390

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 1996, 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 $1,904.00 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, August 13, 1997, 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 Barbara Eatherly, Venture Properties & William B. Owen for $21,000.00. The purchaser(s) complied by paying $21,000.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By Christy Daniel
Deputy Clerk and Master

2200 Selma Ave 37214

034,9018
IDENTIF. REFERENCE

97 SEP 16 PM 1:18
REGISTER
DAVIDSON CO. TN.

9131 09/16 0101 03CHECK 90.70

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

RECEIVED OF _____

FOR _____

BOOK 10610 PG 445

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
				CHKT 210[illegible]
				CON TX 77.70
				PRFEE 1.00
				MISC 12.00
				TOTAL 90.70
				CHECK 90.70
09/16/97	01	13:17	0001	9131

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0349018
IDENTIF. # REFERENCE

97 SEP 16 PM 1:18

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1198560