BOOK 10618 PG 169 RECEIVED 77/67

AUG 1 1 1997

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

DAV. CO. CHANCERY COURT

I hereby certify that this is a true copy of the original filed in my office. 1997 CLERK & MASTER 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 1995 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

Matilda Ann Cowan

Control No. **0908-6700**

Field Book No. **16w 17160**

Defendant(s).

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

FILED '97 AUG 18 AM 11 22 CLERK & MASTER DAVIDSON CO. CHANCERY CT. D.C. & M.

1689 09/23 0101 03CHECK 87.00

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), **Matilda Ann Cowan,** 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), **Chan McCullough,** 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 **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 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 11th day of August 1997.

Owner
Jay Bills

Chan McCullough
701 Vail Ct.
Nashville, TN 37215

Matilda Ann Cowan
904 Benton Av.
Nashville, TN 37204

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~~
$ 26,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF Sept., 1997.

Deputy Register

60

BOOK 10618 PG 171

STATE OF TENNESSEE ETC.	File No.	97-788-II
vs.	Control No.	0908-6700
DELINQUENT TAXPAYERS ETC.	Field Book No.	16W 17160
MATILDA ANN COWAN		

97 SEP 23 AM 11:02

REPORT OF SALE

To the Chancellor:

An order was entered in this case on May 28, 1997, on page 61 of Tax Minute Book 76 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

904 Benton Av
.41 Acres
Field Book Number 16W 17160
Map & Parcal Number 105-09-0 398.00
Deed Book 6095, Page 824

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 96, and continuing so long as pruchaser(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 $ 699.75, 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, July 16, 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 Chan McCullough for $20,000.00. The purchaser complied by paying $20,000.00.

Respectfully Submitted,
Claudia C. Bonnyman
Clerk and Master

By _____
Deputy Clerk and Master

PICK-UP

97 SEP 23 AM 11:02
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0135 1390

701 Vail Ct

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

RECEIVED OF _____

FOR _____

BOOK 10618 PG 172

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	20000.00
CON TX	74.00
PRFEE	1.00
MISC	12.00
TOTAL	87.00
CHECK	87.00

09/23/97 01 10:03 0001 1689

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0351390
IDENTIFICATION REFERENCE

97 SEP 23 AM 10:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1201086