77/354

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

I hereby certify that this is a true copy of original instrument filed in my office. This 16th day of Sept. 1997
CLAUDIA C. BONNYMAN, Clerk & Master
By: Judy Carnegie, 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,

Resource Foundation, Inc.

Control No. **0623-1000**

Field Book No. **12DZ 01915**

Defendant(s).

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

RECEIVED
SEP - 8 1997
Dav Co Chancery Court

FILED
'97 SEP 15 PM 12 03
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

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) **Resource Foundation, 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), **Hassan Eslami, Saeed S. Monemi, & Jim A. Attar** 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 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.

Hassan Eslami (New Owner/Tax Bills)
1248 Mary Helen Dr.
Nashville, TN 37220

Mail

Resource Foundation, Inc.
1429 12th Av S., Unit #9
Nashville, TN 37203

Betty Armstrong
Back Tax Office

Cristi S. Pearson
Cristi S. Pearson

BOOK 10618 PG 685

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(RESOURCE FOUNDATION INC.)

File No. 97-788-II

Control No. 0623-1000

Field Book No. 12DZ 01915

97 SEP 19 PM 12:

REPORT OF SALE

To the Chancellor:

An order was entered in this case on June 18, 1997, on page 447 of Tax Minute Book 76 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

435 EAST TRINITY LN
.32 Acres
Field Book Number 12DZ 01915
Map and Parcel Number 071-08-0 106.00
Deed Book 8375, Page 756

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 $715.50 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 Hassan Eslami, Saeed S. Monemi, & Jim A. Attar for $9,600.00. The purchaser(s) complied by paying $9,600.00 09/23 0101 03CHECK 48-52

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By Christy Daniel
Deputy Clerk and Master

1248 Mary Helen Dr 37220

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9600.00

AFFIANT

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

S. Chandler
Deputy Register

97 SEP 23 AM 11:53
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
035152

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10618 PG 686

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 9600.00
CON TX 35.52
PRFEE 1.00
MISC 12.00
TOTAL 48.52
CHECK 48.52

09/23/97 01 11:52 0001 1830

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0351523 IDENTIFICATION REFERENCE

97 SEP 23 AM 11:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1201226