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AUG - 8 1997

DAV. CO. CHANCERY COURT

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

I hereby certify that this is a true copy of original document filed in this office This 18 day of Aug 97 CLAUDE C. ARMSTRONG Clerk & Master By Cindy Carnegie D.C.

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,

Leonard N. Luster

Control No. **0694-2200**

Field Book No. **13DA 40660**

Defendant(s).

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

FILED '97 AUG 18 AM 11 21 CLERK & MASTER DAVIDSON CO. CHANCERY CT. D.C. & M.

BOOK 10642 PG 381

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), **Leonard N. Luster**, 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), **Symiria Grigsby, Zipporah Davis, Tyrone Grigsby,De Wan Grigsby, Thomas Grigsby IV, Johnathan Grigsby** 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 23rd day of July 1997.

Symiria Grigsby
4108 W. Hamilton Rd.
Nashville, TN 37218

Leonard N. Luster
4063 Boyd Dr.
Nashville, TN 37218

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 14,300.00
Symiria Grigsby
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF Oct. 1997.
S. Edwards
Deputy Register

Cristi S. Pearson

97 OCT 10 PM 1:12
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

0357968
IDENTIFICATION REFERENCE

PICK-UP

10/10 0101 03CHECK

\\LEGALNT\SHARED\TAXES\DOCS\ORDERS\FDCS.DOC

BOOK 10642 PG 383

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(Leonard N Luster)

File No. 97-788-II

Control No. 0694-2200

Field Book No. 13DA 40660

REPORT OF SALE

97 JUL 18 PM 5:21

To the Chancellor:

An order was entered in this case on May 28, 1997, on page 743 of Tax Minute Book 75 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

4063 Boyd Dr
.22 Acres
Field Book Number 13DA 40660
Map and Parcel Number 059-09-0 138.00
Deed Book 5231, Page 658

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 $900.00 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, 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 Symiria Grigsby, Zipporah Davis, Tyrone Grigsby, De Wan Grigsby, Thomas Grigsby IV, and Johnathan Grigsby for $14,300.00. The purchaser(s) complied by paying $14,300.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By Christy Daniel
Deputy Clerk and Master

4108 W Hamilton Rd 37218

4063 Boyd Dr 37218

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

RECEIVED OF _____

FOR _____ BOOK 10642 PG 384

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 14300.00
CON TX 52.91
PRFEE 1.00
MISC 12.00
TOTAL 65.91
CHECK 65.91

10/10/97 01 13:19 0001 8734

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0357968
IDENTIF. & REFERENCE

97 OCT 10 PM 1:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1208056