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NOV - 5 1997

DAV. CO. CHANCERY COURT

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

BOOK 10691 PG 28

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,

Harvey O. Cupp

Control No. **0278-5500**

Field Book No. **12DZ 50135**

Defendant(s).

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

FILED
'97 NOV 12 PM 4 00
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

I hereby certify that this is a true copy of original instrument filed in my office.
This 17th day of Nov. 1997
CLERK OF CHANCERY COURT, Clerk & Master
By Judy Carnegie
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) **Harvey O. Cupp** 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, Jim Attar & Saeed Monemi** 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 **1998** 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 3rd day of November 1997.

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

Harvey O Cupp
123 Old Trinity Ln
Nashville, TN 37207

Cristi S. Pearson
Cristi S. Pearson

BOOK 10691 PG 30

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(HARVEY O CUPP)

File No. 97-788-II

Control No. 0278-5500

Field Book No. 12DZ 50135

97 OCT 14 PM 1:08

REPORT OF SALE

To the Chancellor:

An order was entered in this case on September 2, 1997, on page 231 of Tax Minute Book 77 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

125 OLD TRINITY LN
.25 Acres
Field Book Number 12DZ 50135
Map and Parcel Number 071-07-0 013.00
Deed Book 9655, Page 804

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 $67.50 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, October 8, 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, Jim Attar & Saeed Monemi for $1600.00. The purchaser(s) complied by paying $1600.00.

0418 11/20 0101 01CASH 18.92

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 $ 1600

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF Nov 1997.

Deputy Register

97 NOV 20 PM 12:20
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

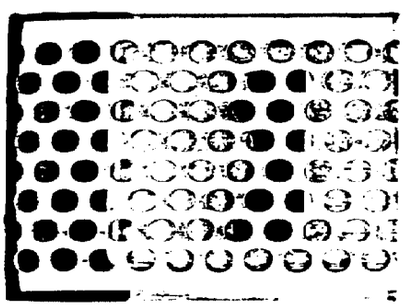
037819

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10691 PG 31

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 1600.00
CON TX 5.92
PRFEE 1.00
MISC 12.00
TOTAL 18.92
CASH 18.92

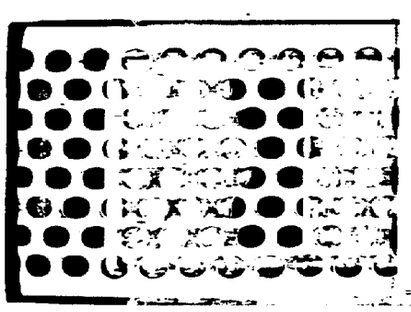
11/20/97 01 12:22 0001 0418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0371819
IDENTIFICATION REFERENCE

97 NOV 20 P1:12:20

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



No. 1222988