77/561

BOOK 10692 PG 300

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,

Capitol City Mortgage Co.

Control No. **0449-6800**

Field Book No. **20W 18450**

Defendant(s).

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

RECEIVED
OCT 13 1997
Davidson County Chancery Court

I hereby certify that this is a true copy of original instrument filed in my office.
This 21 day of Oct. 19 97
CLAUDIA C. BONNYMAN, 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) **Capitol City Mortgage Co.** 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) **John W. Lewis** 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:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3000.00
John Warner Lewis
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November 1997.
Deputy Register

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 31st day of October 1997.

Capitol City Mortgage
112B Stahlman Bldg
Nashville, TN 37201

New owner + Tax bills
John W. Lewis
3004 Ambrose Ave
Nashville, TN 37207

Cristi S. Pearson
Cristi S. Pearson

03721178
RECEIVED FOR RECORD AND CROSS REFERENCE
97 NOV 21 AM 11:10:29
PICK-UP
0829 11/21 0101 01CASH 16.70

L:\C\MSDocs\Collections\Taxes\DL439\FDCS.doc

BOOK 10592 PG 302

STATE OF TENNESSEE ETC.		File No.	97-788-II
vs.		Control No.	0449-6800
DELINQUENT TAXPAYERS ETC.		Field Book No.	20W 18450
CAPITOL CITY MORTGAGE CO.			

REPORT OF SALE

To the Chancellor:

An order was entered in this case on July 30, 1997, on page 695 of Tax Minute Book 76 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1212 Meridian St
.19 Acres
Field Book Number 20W 18450
Map & Parcel Number 071-15-0 384.00
Deed Book 9457, Page 298

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 $ 174.38, 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, September 17, 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 John W. Lewis for $1,000.00. The purchaser complied by paying $1,000.00.

Respectfully Submitted,
Claudia C. Bonnyman
Clerk and Master

By _____
Deputy Clerk and Master

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Box 4 Warehouse Rec.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BK/PG 10592/303

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	1000.00
CON TX	3.70
PRFEE	1.00
MISC	12.00
TOTAL	16.70
CASH	16.70

11/21/97 01 10:32 0001 0829

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03721178
IDENTIFICATION REFERENCE

97 NOV 21 P 1:10:29

FELIX Z. WILSON
REGISTER
DAVIDSON CO. TN.

No. 1223392