RECEIVED

JAN - 9 1998

DAV. CO. CHANCERY COURT

78/714

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,

Kenneth L. Zahn

Control No. **1417-3200**

Field Book No. **10D 16020**

Defendant(s).

BOOK 10762 PG 713

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

99 JAN 16 PM 12:07

FILED

CLERK AND MASTER DAVIDSON CO. CHANCERY CT.

I hereby certify that this is a true copy of original instrument filed in my office This 20th day of Jan 1998 CLAUDIA C. BONNYMAN Clerk & Master By 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) **Kenneth L. Zahn** 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) **A. C. Johnson** 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.
3. Any parks or other liens held by the Metropolitan Government which are of record in the Register's Office for Davidson County, Tennessee.

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 9th day of January 1998.

New Owner + Tax Bill
A.C. Johnson
3359 Earhart Rd.
Mt. Juliet, TN 37122

Kenneth Zahn
P.O. Box 29
Greenbrier, TN 37073

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 $ [illegible]
A.C. Johnson
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 19 98.
Deputy Register

BOOK 10762 PG 715

STATE OF TENNESSEE ETC. File No. 97-788-II

vs. Control No. 1417-3200

DELINQUENT TAXPAYERS ETC. Field Book No. 10D 16020

KENNETH L. ZAHN

97 DEC -5 PM 4:

REPORT OF SALE

To the Chancellor:

An order was entered in this case on October 27, 1997, on page 45 of Tax Minute Book 78 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

2982 Greer Rd
8.96 Acres
Field Book Number 10D 16020
Map & Parcel Number 011-00-0 031.00
Deed Book 8685, Page 564

3760 01/20 0101 01CASH 61.10

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 $ 165.38, 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, December 3, 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 A. C. Johnson for $13,000.00. The purchaser complied by paying $13,000.00.

PICK-UP

98 JAN 20 PM 4:23

0391716

Respectfully Submitted,
Claudia C. Bonnyman
Clerk and Master

By Jo Kemp
Deputy Clerk and Master

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10762 PG 716

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	13000.00
CON TX	48.10
PRFEE	1.00
MISC	12.00
TOTAL	61.10
CASH	61.10

01/20/98 01 16:35 0001 3760

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0391716
IDENTIFICATION REFERENCE

98 JAN 20 PM 4:23

REGISTER
DAVIDSON COUNTY, TN.

No.1244385