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 **1994** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

Vivian Sanders Smith

Control No. 0816 5200

Field Book No. 02W 02405

Defendant(s).

BOOK 10784 PAGE 317

File - Tax Civil Action
Number 96-670-III

ORDER FILED & ENTERED 12-9-96
TAX MINUTE BOOK 74 PAGE 749

I hereby certify that this is a true copy of original instrument filed in my office.
This 9th day of Dec. 1996
CLAUDIA C. BONNYMAN Clerk & Master
By Cindy 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), **Vivian Sanders Smith**, 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), **Rita Hernandez,** 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 1996 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.

Ellen Hobbs Lyle
CHANCELLOR

APPROVED FOR ENTRY:

Cristi E. Scott
Cristi E. Scott #15256
Metropolitan Attorney
204 Metropolitan Courthouse
Nashville, TN 37201
615/862-6341

xc:
Vivian Sanders Smith
2309 Knowles Avenue
Nashville, TN 37204

Rita Hernandez
143 Rue De Grande
Brentwood, TN 37207

METRO MAIL
Betty Armstrong, Delinquent Tax Dept.
800 Second Avenue, North
Nashville, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3600.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF Feb. 19 98.
Deputy Register

BOOK 10784 PG 319

STATE OF TENNESSEE ETC.	File No.	96-670-III
vs.	Control No.	0816-5200
DELINQUENT TAXPAYERS ETC.	Field Book No.	02W 02405

VIVIAN SANDERS SMITH
2304 Knowles Ave.
Nash 37204

REPORT OF SALE

To the Chancellor:

An order was entered in this case on August 27, 1996, on page 657 of Tax Minute Book 73 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1027 Monroe St
.17 Acres
Field Book Number 02W 02405
Map & Parcel Number 081-16-0 192.00
Deed Book 9221, Page 702

0214 02/05 0101 03CHECK 26.32

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 95, 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 $ 308.25, 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, October 16, 1996, 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 Rita Hernandez for $3,600.00. The purchaser complied by paying $3,600.00.

Respectfully Submitted,
Claudia C. Bonnyman
Clerk and Master

By Jo Kemp
Deputy Clerk and Master

98 FEB -5 PM 1:29
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE
0397746

143 Rue De Grande
Brentwood, TN
37027

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

RECEIVED OF _____

FOR _____

BOOK 10784 PG 320

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	3600.00
CON TX	13.32
PRFEE	1.00
MISC	12.00
TOTAL	26.32
CHECK	26.32

02/05/98 01 13:32 0001 0214

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0397746
IDENTIF. & REFERENCE

98 FEB -5 PM 1:29

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1250767