RECEIVED 10791 PG 362

AUG 3 0 1995

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

I hereby certify that this is a true copy of original instrument filed in my office.
This 12th day of February 19 98
CLAUDIA C. BONNYMAN Clerk & Master
By Jo Ann Deputy Clerk

File - Tax Civil Action Number 95-695-II

ORDER FILED & ENTERED SEP 05 1995
TAX MINUTE BOOK 69 PAGE 204

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 1993 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

H.G. McCord, et.ux.

Control No.: 0389-4600
Field Book No.: 20W 27690

Defendant(s).

FINAL DECREE CONFIRMING SALE

This cause came to be heard upon Motion of plaintiff 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), H.G. McCord, et.ux., 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), Joe A. Johnson & Novella E. 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.

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 1994 and continuing so long as he shall own the property.

All other matters are reserved.

The Report of Sale follows and is incorporated herein.

Ellen Hobbs Lyle

CHANCELLOR

APPROVED FOR ENTRY:

Philip D. Baltz

PHILIP D. BALTZ #5315
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
$ 5116.00
Novella E. Johnson
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF Feb. 1992.
B. Edwards
Deputy Register

xc:
H.G. McCord, et.ux.
c/o George Davis
527 Yokley Road
Nashville, TN 37207

Joe A. Johnson & Novella E. Johnson
724 N. 5th Street
Nashville, TN 37207

Answer to Tax Bill. Mail

BOOK 10791 PG 364

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(H. G. McCord, et ux)

File No. 95-695-II

Control No. 0389-4600

Field Book No. 20W 27690

95 AUG -2 PM 3:22

REPORT OF SALE

To the Chancellor:

An order was entered in this case on June 12, 1995, on page 169 of Tax Minute Book 68 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

726 N 5th St
.19 Acres
Field Book Number 20W 27690
Map and Parcel Number 082-07-0 425.00
Deed Book 1976, Page 352

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 1994, 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 $247.50 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, August 2, 1995, 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 Joe A. Johnson and Novella E. Johnson for $577.46. The purchaser(s) complied by paying $577.46.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By Christy Daniel
Deputy Clerk and Master

724 N 5th St 37207

98 FEB 11 PM 1:29

2410 02/11 0101 03CHECK 15

0399000

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

RECEIVED OF _____

FOR _____

BOOK 10791 PG 365

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	577.46
CON TX	2.14
PRFEE	1.00
MISC	12.00
TOTAL	15.14
CHECK	15.14

02/11/98 01 13:31 0001 7410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0399800
IDENTIFICATION REFERENCE

98 FEB 11 PM 1:30
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No.1252938