RECEIVED

DEC - 5 1997

DAV. CO. CHANCERY COURT

78/409

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,

**Amir Karshenas**

**Control No.** **1133-2800**

**Field Book No.** **11W 64465**

Defendant(s).

I hereby certify that this is a true copy of original instrument filed in my office.
This 15th day of Dec. 19 97
CLAUDIA C. BRANNEN, Clerk & Master
By Judy Carnegie
Deputy Clerk

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

BOOK 10832 PG 669

FILED
97 DEC 10 PM 1:46
CLERK AND MASTER
DAVIDSON CO. CHANCERY CT.
DC&M

## FINAL DECREE CONFIRMING SALE

4000 03/11 0101 01CASH 17.44

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) **Amir Karshenas** 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) **Margaret Whitfield** 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:

98 MAR 11 AM 9:58
IDENTIF. & REFERENC
04 10665

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 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 5th day of December 1997.

Margaret Whitfield
P.O. Box 158399
Nashville, TN 37215

Mail

Amir Karshenas
5576 Big East Fork Rd.
Franklin, TN 37064

Jerry & Jay Bills

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
$ 1.00

Margaret Whitfield
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19___.

Deputy Register

BOOK 10832 PG 671

| | | |
|---|---|---|
| STATE OF TENNESSEE ETC. | File No. | 97-788-II |
| vs. | Control No. | 1133-2800 |
| DELINQUENT TAXPAYERS ETC. | Field Book No. | 11W 64465 |
| AMIR KARSHENAS | | |

97 OCT 17 PM 3:40

# REPORT OF SALE

To the Chancellor:

An order was entered in this case on October 9, 1997, on page 519 of Tax Minute Book 77 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

3502 Delaware Av
.06 Acres
Field Book Number 11W 64465
Map & Parcel Number 092-09-0 058.00
Deed Book 6853, Page 650

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 $ 43.88, 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, November 12, 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 Margaret Whitfield for $1,200.00. The purchaser complied by paying $1,200.00.

Respectfully Submitted,
Claudia C. Bonnyman
Clerk and Master

By Jo Kemp
Deputy Clerk and Master

P.O. Box 158399

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

RECEIVED OF _____

FOR _____

BOOK 10832 PG 672

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

MAMT 1200.00
ERR CO
MAMT 1200.00-
CAMT 1200.00
CON TX 4.44
PRFEE 1.00
MISC 12.00
TOTAL 17.44
CASH 17.44

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

03/11/98 01 09:57 0001 4000

04 10665
IDENTIF. # REFERENCE

98 MAR 11 AM 9:58

REGISTER
DAVIDSON COUNTY, TN

**No.** 1264393