BOOK 10887 PG 487

78/641

RECEIVED
JAN - 9 1998
DAV. CO. CHANCERY COURT

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 20 day of 1998
CLAUDIA G. BONNYMAN Clerk & Master
By Deputy Clerk

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 Jackson

Control No. **0430-6000**

Field Book No. **19W 18980**

Defendant(s).

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

98 JAN 16 PM 12:06 FILED
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

98 APR 15 PM 2:00
FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN.

DC&M
MAIL ENV.
4460 04/15 01 03CHECK
04258703
83.30

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 Jackson** 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) **Venture Properties** 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.

Send Owner Mail Tax Notice
Venture Properties
400 Craighead St., #103
Nashville, TN 37204

Kenneth Jackson
939 Maxwell Av
Nashville, TN 37206

Cristi S. Pearson
Cristi S. Pearson

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STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(KENNETH JACKSON)

File No. 97-788-II

Control No. 0430-6000

Field Book No. 19W 18980

97 DEC 12 PM 2:3

REPORT OF SALE

To the Chancellor:

An order was entered in this case on October 27, 1997, on page 609 of Tax Minute Book 77 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

939 Maxwell Av
.17 Acres
Field Book Number 19W 18980
Map and Parcel Number 082-08-0 338.00
Deed Book 9580, Page 835

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 1996, 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 $468.00 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, December3, 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 Venture Properties for $19,000.00. The purchaser(s) complied by paying $19,000.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master
By Christy Daniel
Deputy Clerk and Master

700 Craighead St. #103 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 19,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 1998.

Deputy Register

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

RECEIVED OF _____

FOR _____

BOOK 10887 PG 490

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 19000.00
CON TX 70.30
PRFEE 1.00
MISC 12.00
TOTAL 83.30
CHECK 83.30

04/15/98 01 14:01 0001 4460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0425870
IDENTIFICATION REFERENCE

98 APR 15 PM 2:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1280615