81/92

BOOK 11079 PAGE 68

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

JUL 29 1998

DAV. CO. CHANCERY COURT

I hereby certify that this is a true copy of original instrument filed in my office. This 13th day of Aug. 1998
CLAUDIA BONNER, Clerk & Master
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 1996 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

BUFORD F. & JUANITA S. DRAKE

Control No. **1834-5100**

Field Book No. **03W 02870**

Defendant(s).

File - Tax Civil Action Number **98-712-III**

98 AUG 13 AM 11:27
CLERK & MASTER
DAVIDSON CHANCERY CT.

98 AUG 24 PM 3:39
FELIX A. JOHNSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 04789177

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) **Buford F. Drake & Juanita S. Drake** 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) **B &J-M Trust** 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.

Ellen Hobbs Lyle
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 24th day of July 1998.

Buford Drake
1717 16th AV N
Nashville, TN 37208

New Owner + Tax Bill

B & J-M Trust Mail
517 Westbow Dr.
Nashville, TN 37209

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 $ 65,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 1998.

Deputy Register

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STATE OF TENNESSEE ETC.	File No.	98-712-III
vs.	Control No.	1834-5100
DELINQUENT TAXPAYERS ETC.	Field Book No.	03W 02870
BUFORD F. & JUANITA S. DRAKE		

REPORT OF SALE

To the Chancellor:

An order was entered in this case on May 26, 1998, on page 430 of Tax Minute Book 79 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1904 Herman St.
.04 Acres
Field Book Number 03W 02870
Map & Parcel Number 092-07-0 065.00
Deed Book 9505, Page 774

1231 08/24 0101 03CHECK 17.41

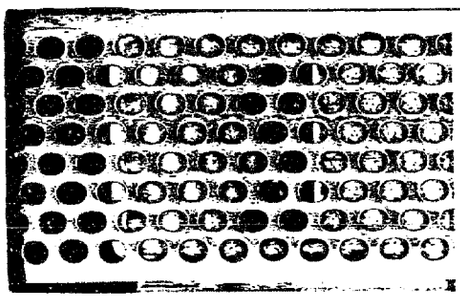
TERMS OF SALE: **Cash. To the highest and best bidder. Subject to the right of equity of redemption. The purchaser(s) shall be liable for payment of taxes assessed against the property beginning with the year 19 97, and continuing so long as pruchaser(s) shall own the property. If there are any excess 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 $ 23.40, 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, July 1, 1998, 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 B & J-M Trust for $650.00. The purchaser complied by paying $650.00.

Respectfully Submitted,
Claudia C. Bonnyman
Clerk and Master

By Jo Kemp
Deputy Clerk and Master

517 Westbow Dr.
Nashville, TN 37209



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

BOOK 11079 PAGE 71

RECEIVED OF _____

FOR _____

1230 08/24 0101 03CHECK 0.00

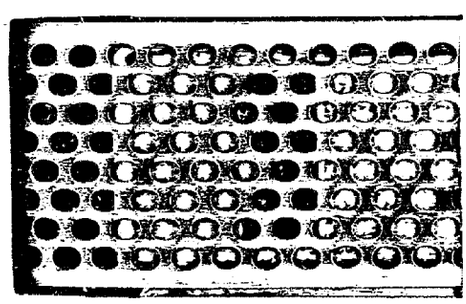
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
V/D - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 650.00
ERR CO
MAMT 650.00-
CAMT 6.50
ERR CO
CAMT 6.50-
TOTAL 0.00
CHECK 0.00

08/24/98 01 15:39 0001 1230

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



047891.7
IDENTIF. # REFERENCE

98 AUG 24 PM 3:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CAMT 650.00
CON TX 2.41
PRFEE 1.00
MISC 12.00
CFEE 2.00
TOTAL 17.41
CHECK 17.41

08/24/98 01 15:40 0001 1231

No. 1336721