81/117

BOOK 11105 PAGE 291

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

RECEIVED

JUL 29 1998

DAV. CO. CHANCERY CT.

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.

ANNA M. K. BURTON

Control No. **1806-9800**

Field Book No. **LW 02125**

Defendant(s).

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

98 AUG 13 AM 11:28

CLERK & MASTER
DAVIDSON CHANCERY CT.

I hereby certify that this is a true copy of original document filed in my office.
This 13th day of Aug 1998
CLAUDIA BONNYMAN Clerk & Master
By: Judy 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) **Anna M. K. Burton** 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) **Stephen Charles Taylor** 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.

Anna Burton
208 26th St.
Old Hickory, TN 37138

Stephen Taylor
5893 Lee Rd.
Smyrna, TN 37167

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 $ 7500.00
Stephen C Taylor
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Sept 1998.
D. Edwards
Deputy Register

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(ANNA M K BURTON)

File No. 98-712-II

Control No. 1806-9800

Field Book No. LW 02125

REPORT OF SALE

FILED
98 JUL -1 PM 3:32
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
DC&M

To the Chancellor:

An order was entered in this case on May 26, 1998, on page 340 of Tax Minute Book 79 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

208 26th St
.17 Acres
Field Book Number LW 02125
Map and Parcel Number 053-08-0 097.00
Deed Book 1308, Page 412

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 1997, 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 $61.25 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, 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 Stephen Charles Taylor for $1,500.00. The purchaser(s) complied by paying $1,500.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By Christy Daniel
Deputy Clerk and Master

5893 Lee Rd, Smyrna TN 37167

0485841
IDENTIFICATION REFERENCE

98 SEP -9 PM 12:32
FELIX Z. LANSKI II REGISTER
DAVIDSON COUNTY, TN.

8589 09/09 0101 01CASH 20.55

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

RECEIVED OF _____

FOR _____

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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	1500.00
CON TX	5.55
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	20.55
CASH	20.55

09/09/98 01 12:34 0001 8589

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0485841
IDENTIF. & REFERENCE

98 SEP -9 PM 12:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1344002