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DAV. CC.

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 1996 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

Mae C. Wilson

Control No. **1593-9100**

Field Book No. **13DA 69424**

Defendant(s).

File - Tax Civil Action Number 98-712-III

FILED
98 OCT -1 PM 2:04
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

BOOK 11143 PAGE 745

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) **Mae C. Wilson** 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) **Saeed Monemi & Hassan Eslami** 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 28th day of September 1998.

Mae C. Wilson
3100 Stokers Ln.
Nashville, TN 37218

New Owner Tax Bills

Saeed Monemi
1217 Grandview Dr.
Nashville, TN 37215 Mail

Cristi S. Pearson
Cristi S. Pearson

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(MAE C. WILSON)

File No. 98-712-III

Control No. 1593-9100

Field Book No. 13DA 69424

REPORT OF SALE

To the Chancellor:

An order was entered in this case on July 17, 1998, on page 635 of Tax Minute Book 80 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

3100 STOKERS LN
.68 Acres
Field Book Number 13DA 69424
Map and Parcel Number 070-02-0 096.00
Deed Book 9281, Page 312

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 $684.00 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, September 2, 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 SAEED MONEMI & HASSAN ESLAMI for $18,100.00. The purchaser(s) complied by paying $18,100.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By _____
Deputy Clerk and Master

1217 Grandview Dr Nashville TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,100.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October 1998.

Deputy Register

9865 10/05 0101 03CHECK 81-97

98 OCT -5 PM 4:04

DAVIDSON COUNTY, TN.

REGISTER

0496449

REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11143 PAGE 748

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 18100.00
CON TX 66.97
PRFEE 1.00
MISC 12.00
CFEE 2.00
TOTAL 81.97
CHECK 81.97

10/05/98 01 16:06 0001 9865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0496449
IDENTIF. & REFERENCE

98 OCT -5 PM 4:04
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

No. 1355135