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JAN - 8 1999
DAV. CO. CHANCERY COURT

82/147

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

BOOK 11308 PAGE 830

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,

JANICE H. ELLIS & HERSHELL H. HAYES

Control No. **0533-4700**

Field Book No. **03DZ 86423**

Defendant(s).

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

FILED
JAN 11 PM 2:23
CLERK & MASTER
DAV. CO. CHANCERY CT.

I hereby certify that this is a true copy of original instrument filed in my office.
This 14 day of Jan 1999
CLAUDIA C. BONNYMAN Clerk & Master
By Cindy Carrington
Deputy Clerk

FINAL DECREE CONFIRMING SALE

This cause came to be heard upon motion of Plaintiff to confirm the Report of Sale and the Report of the Clerk and Master. It appearing to the Court that these Reports have been on file more than five (5) days and is without exception.

It is, therefore, ORDERED by the Court that the Motion to Confirm be, and the same hereby is, granted. All rights, title and interest of the Defendant(s) **Janice H. Ellis & Hershell H. Hayes** 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) **Catherine Heard,** 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 1997 and continuing so long as he shall own the property.

All other matters are reserved.

The Report of Sale and the Report of the Clerk and Master follow and are incorporated herein.

Ellen Hobbs Lyle
CHANCELLOR

APPROVED FOR ENTRY:

Cristi Pearson
Cristi S. Pearson, #15256
Metropolitan Attorney
204 Metropolitan Courthouse
Nashville, TN 37201
(615) 862-6341

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00
Catherine Heard
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF January 1999.
B. Edwards
Deputy Register

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 8th day of January, 1999:

Janice H. Ellis & Hershell H. Hayes
321 Autumn Chase Drive
Nashville, TN 37214

Owner & Tax Bills Mail
Catherine Heard
5430 Brick Church Pike
Goodlettsville, TN 37072

Cristi Pearson
Cristi S. Pearson

D:\Taxes\FD2PG.doc

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STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.

JANICE H. ELLIS & HERSHELL H. HAYES

File No. **98-712-III**

Control No. **0533-4700**

Field Book No. **03DZ 86423**

99 JAN 23 PM 3:26

REPORT OF SALE

To the Chancellor:

An order was entered in this case on September 2, 1998, on page 221 of Tax Minute Book 81 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

321 Autumn Chase Dr
.00 Acres
Field Book Number 03DZ 86423
Map & Par. No. 084-04-0-A 321.00 CO
Deed Book 8112, Page 959

6358 01/25 0101 03CHECK 181.50

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 $ 1,037.25, 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 18, 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 Catherine Heard for $45,000.00. The purchaser complied by paying $45,000.00.

Respectfully Submitted,
Claudia C. Bonnyman
Clerk and Master

By _____
Deputy Clerk and Master

5430 Brick Church Pike
Goodlettsville, TN 37072

99 JAN 25 AM 8:48
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

05401 41
IDENTIF. & REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11308 PAGE 833

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0540141
IDENTIF. # REFERENCE

99 JAN 25 AM 8:48

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	181.50
CHECK	181.50

01/25/99 01 08:46 0001 6358

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415774