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Dav Co Chancery Court

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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,

RAYMOND V. FELTS, ET UX

Control No. 2274-8000

Field Book No. 14D 47046

Defendant(s).

I hereby certify that this is a true copy of orig. filed in my office.
This 15th day Jan. 1999
CLAUDIA BONNYMAN Clerk & Master
By Judy Carnegie
Deputy Clerk

File - Tax Civil Action
Number 98-712-III

99 JAN 19 PM 12:12
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

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) **Raymond V. Felts, Et ux** 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) **Hassan Eslami and Saeed Monemi,** 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 $ 10,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January 1999.

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 11th day of January, 1999:

Mr. & Mrs. Raymond V. Felts
6312 Marrowbone Lake Road
Joelton, TN 37080

New Drive + Jay Bills
Hassan Eslami & Saeed Monemi
1248 Mary Helen Drive
Nashville, TN 37220 Mail

Cristi Pearson
Cristi S. Pearson

D:\Taxes\FD2PG.doc

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(RAYMOND V. FELTS, ET UX)

File No. 98-712-III

Control No. 2274-8000

Field Book No. 14D 47046

REPORT OF SALE

To the Chancellor:

An order was entered in this case on OCTOBER 27, 1998, on page 643 of Tax Minute Book 81 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

6312 Lake Rd
.76 Acres
Field Book Number 14D 47046
Map and Parcel Number 020-00-0 021.00
Deed Book 3959, Page 872

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 $652.76 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, December 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 HASSAN ESLAMI & SAEED MONEMI for $10,000.00. The purchaser(s) complied by paying $10,000.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

6429 01/25 0101 03CHECK 52.00

By Christy Daniel
Deputy Clerk and Master

1248 Mary Helen Dr, Nashville 37220
6312 Marrowbone Lake Rd.
Joelton, TN 37080

99 JAN 25 AM 9:38
ALL COUNTY REGISTER
DAVIDSON COUNTY, TN.

05401196
IDENTIF. & REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11308 PAGE 980

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

05401 96

IDENTIF. # REFERENCE

99 JAN 25 AM 9:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	10000.00
CON TX	37.00
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	52.00
CHECK	52.00

01/25/99 01 09:36 0001 6429

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415845