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MAR - 8 1999

DAV. CO.

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

82/331

THE STATE OF TENNESSEE IN ITS OWN BEHALF AND FOR THE USE AND BENEFIT OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,	)	BOOK 11403 PG. 763
Plaintiff,	)	
v.	)	File - Tax Civil Action
DELINQUENT TAXPAYERS AS SHOWN ON THE 1996 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,	)	Number 98-712-III
CHARLES E. WALKER, ET UX	)	
Control No. 1567-2100	)	
Field Book No. 11D 42700	)	
Defendant(s).	)	

FILED
99 MAR 15 PM 1:45
CLERK AND MASTER
DAVIDSON CO. CHANCERY CT.
DC&M

16th March 1999
Clerk & Master
By Cindy Carnegie
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), **CHARLES E. WALKER, 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) **JIM A. ATTAR, HASSAN ESLAMI & 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:

BOOK 11403 PG. 764

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 1999 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 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 8th day of ~~February~~ March, 1999:

New Owner / Tax Bills
Jim A. Attar, Hassan Eslami & Saeed Monemi
248 Burgundy Hill Rd.
Nashville, TN 37211

Charles E. Walker, Et ux
108 Margaret Street
Madison, TN 37115

Cristi S. Pearson

Cristi S. Pearson

D:\Taxes\FD2PG.doc

BOOK 11403 PG. 765

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(CHARLES E. WALKER, ET UX)

File No. 98-712-III

Control No. 1567-2100

Field Book No. 11D 42700

REPORT OF SALE

To the Chancellor:

An order was entered in this case on December 9, 1998, on page 123 of Tax Minute Book 82 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

539 NEELEYS BEND RD
.40 Acres
Field Book Number 11D 42700
Map and Parcel Number 052-01-0 163.00
Deed Book 7101, Page 843

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 $595.88 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, January 13, 1999, 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 JIM A. ATTAR, HASSAN ESLAMI, & SAEED MONEMI for $5400.00. The purchaser(s) complied by paying $5400.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By _____
Deputy Clerk and Master

248 Burgundy Hill Rd, Nash, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 5400.00

Jim Attar
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 1999.

Deputy Register

108 Bryant Court
Madison 37115

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

FILED
1999 MAR 29 PM 12:13
DAVIDSON COUNTY TN
24-95

IDENTIFICATION REFERENCE
05666657

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11403 PG. 766

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

0566657

IDENTIFICATION REFERENCE

99 MAR 29 PM 12:

[illegible] 3400.00
[illegible]
[illegible] 3400.00
[illegible] 2.00
[illegible] 11.50
[illegible] 2.00
[illegible] 34.50
[illegible] 34.50
[illegible] 3001 4492

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1443558