84 | 161

RECEIVED
AUG 17 1999
DAV. CO. CHANCERY COURT

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 1997 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

Willie Dee Burns, Et Ux

Control No. **1256-4800**

Field Book No. **02W 11045**

Defendant(s).

I hereby certify that this is a true copy of original instrument filed in my office.
This 26th day of August 1999
CLAUDIA C. BONNYMAN Clerk & Master
By _____ Deputy Clerk

File - Tax Civil Action Number **99-705-II**

FILED
1999 AUG 25 PM 3:41
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
_____ DC&M

FINAL DECREE CONFIRMING SALE

This cause came to be heard upon motion of Plaintiff to confirm the Report of Sale of the Clerk and Master. 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 to Confirm be, and the same hereby is, granted. All rights, title and interest of the Defendant(s) **Willie Dee Burns, 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) **Venture Properties** 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 **1999** and continuing so long as he shall own the property.

All other matters are reserved.

The Report of Sale of the Clerk and Master follows and is incorporated herein.

Carol McCoy
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 17th day of August 1999:

new Owner + tax bills to

Venture Properties
700 Craighead St., #103
Nashville, TN 37204

Willie Dee Brurns
C/O Sharon Burns
5425 Ashlawn Dr.
Nashville, TN 37211

Cristi S. Pearson

Cristi S. Pearson

06294463
RECEIVED & RECORDED
99 AUG 27 PM 1:13
TOTAL 02CHECK 01 02/27 09:44
59.40

BOOK 11638 PAGE 149

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(Willie Dee Burns, et ux)

File No. 99-705-II

Control No. 1256-4800

Field Book No. 02W 11045

1999 JUL 23 AM 10:42

REPORT OF SALE

To the Chancellor:

An order was entered in this case on June 4, 1999, on page 574 of Tax Minute Book 82 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1010 Cass St
.16 Acres
Field Book Number 02W 11045
Map and Parcel Number 081-03-0 263.00
Deed Book 7515, Page 485

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 1998, 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 $379.04 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 14, 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 Venture Properties for $12,000.00. The purchaser(s) complied by paying $12,000.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By Christy Parnell
Deputy Clerk and Master

700 Craighead St., #103, Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 19 99

Deputy Register

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

06294463

99 AUG 27 PM 1:13

CAMT	12000.00
CON TX	44.40
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	59.40
CHECK	59.40

05/27/99 01 13:13 0001 1644

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1509716