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SEP 22 1999

DAV. CO. CHANCERY COURT

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

BOOK 11722 PAGE 958

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,

**S. G. Jordan**

**Control No. 2275-2400** ✓

**Field Book No. 08D 21950** ✓

Defendant(s).

I hereby certify that this a true copy of original instrument filed in my office.

This 30th day of September 19 95

CLAUDIA C BONNYMAN Clerk & Master

By B Staals Deputy Clerk

File - Tax Civil Action 0101 #3CHECK 37.50

Number **99-705-II**

FILED
1999 SEP 29 PM 3:26
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
DC&M

PICK-UP

99OCT29 PM 2:57

0652003

CROSS REFERENCE

## 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) **S. G. Jordan** 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) **Sadrudin H. Khimani** 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.

CHANCELLOR

APPROVED FOR ENTRY:

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 2nd day of September 1999:

New Owner/Tax bills:
Sadrudin H. Khimani
8500 Pine Forest Rd.
Pensacola FL 32534

S. G. Jordan
8552 Lewis Rd.
Nashville, TN 37221

Cristi S. Pearson

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

AFFIANT

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

Deputy Register

L:\CLMSDoc\Collections\Taxes\K-00035 Taxes General\DOCS\ORDERS\FDCS.DOC

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(S G JORDAN)

File No. 99-705-II

Control No. 2275-2400

Field Book No. 08D 21950

1999 AUG 19 PM 1:29

# REPORT OF SALE

To the Chancellor:

An order was entered in this case on June 16, 1999, on page 141 of Tax Minute Book 83 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

RIVER ROAD PK
1.63 Acres
Field Book Number 08D 21950
Map and Parcel Number 089-00-0 008.00
Deed Book 1850, Page 611

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 $73.58 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, August 18, 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 SADRUDIN H. KHIMANI for $5,000.00. The purchaser(s) complied by paying $5,000.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By _____
Deputy Clerk and Master

8500 Pine Forest Rd., Pensacola FL 32534

*IN THE CHANCERY COURT, PART II, DAVIDSON COUNTY, TENNESSEE*

1999 AUG 20 PM 2:33

64

*THE STATE OF TENNESSEE IN ITS OWN BEHALF AND FOR THE USE AND BENEFIT OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY*

*PLAINTIFFS*

*File No. 99-705-II*

*vs.*

*Control No. 2275-2400*

*DELINQUENT TAXPAYERS AS SHOWN ON THE 1997 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY*

*Field Book No. 08D 21950*

*S.G. JORDAN*

*DEFENDANTS*

## REPORT OF THE CLERK AND MASTER

*TO THE CHANCELLOR:*

*Pursuant to the Order of Reference entered in Tax Minute Book 83, Page 141, on June 16 1999, I find as follows:*

1. *The total amount of taxes, interest, penalty and statutory attorney's fee due and payable to the Metropolitan Government on the date of sale, August 18, 1999.*

| | |
|---|---|
| *1997 Taxes* | *126.81* |
| *1998 Taxes* | *83.15* |
| | *$209.96* |

2. *Court costs due and payable to the Clerk and Master on the date of sale, August 18, 1999.*

*$487.90*

*Respectfully submitted,*
*CLAUDIA C. BONNYMAN*
*Clerk and Master*

*By* B Frady
*Deputy Clerk and Master*

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____ BOOK 11722 PAGE 962

| | | |
|---|---|---|
| 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 |

0652003

CROSS REFERENCE

99 OCT 29 PM 2:27

REGISTER
DAVIDSON COUNTY, TN.

| | | | | |
|---|---|---|---|---|
| | | CAMT | | 5000.00 |
| | | CON TX | | 18.50 |
| | | PRFEE | | 1.00 |
| | | MISC | | 16.00 |
| | | CFEE | | 2.00 |
| | | TOTAL | | 37.50 |
| | | CHECK | | 37.50 |
| 10/29/99 | 01 | 14:31 | 0001 | 5597 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1533358