841.00

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IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE OCT 18 1999

BOOK 11723 PAGE 990

DAVIDSON CHANCERY COURT

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,

A. D. Wright, Et Ux

Control No. **0809-1900** ✓

Field Book No. **11D 90906** ✓

Defendant(s).

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

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

This 29th day of October 1999

CLAUDIA C. BONNYMAN Clerk & Master

By B Isaacs D.C.

Deputy Clerk

99 OCT 22 AM 10:07

REGISTER

DAVIDSON CTY. TN.

065225 9

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) **A. D. Wright, 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) **Edwin Lee & Ira M. Nix** 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:

99 OCT 21 PM 01:01 CHECK 130.00

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 L 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 19th day of October 1999:

New Owner & Tax bills:
Edwin Lee & Ira M. Nix
5464 Brick Church Pk
Goodlettsville, TN 37072

mail

A. D. Wright
1229 Cheyenne Ct.
Madison, TN 37115

Cristi S. Pearson

Cristi S. Pearson

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Edwin Lee Nix
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 1999.

E. Beck
Deputy Register

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BOOK 11723 PAGE 992

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(A. D. WRIGHT, ET UX)

File No. 99-705-II

Control No. 0809-1900

Field Book No. 11D 90906

1999 SEP 20 PM 3:45

REPORT OF SALE

To the Chancellor:

An order was entered in this case on June 28, 1999, on page 618 of Tax Minute Book 83 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1229 CHEYENNE CT
.39 Acres
Field Book Number 11D 90906
Map and Parcel Number 053-09-0 038.00
Deed Book 4842, Page 455

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 $957.29 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 Tennessean, 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, September 15, 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 EDWIN LEE & IRA M. NIX for $30,000.00. The purchaser(s) complied by paying $30,000.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By Christy Daniel
Deputy Clerk and Master

5464 Brick Church Pk, Goodlettsville, TN 37072

IN THE CHANCERY COURT, PART II, 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

PLAINTIFFS

vs.

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

A.D. WRIGHT, ET UX

DEFENDANTS

File No. 99-705-II

Control No. 0809-1900

Field Book No. 11D 90906

1999 SEP 21 AM 11:02

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 83, Page 618, on June 28, 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, September 15, 1999.*

1997 Taxes	*1351.85*
1998 Taxes	*1096.62*
	$2,448.47

2. *Court costs due and payable to the Clerk and Master on the date of sale, September 15, 1999.*

$848.14

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 11723 PAGE 994

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

99 NOV -1 AM 10:07

0652259

CAMT 30000.00
CON TX 111.00
PRFEE 1.00
MISC 16.00
CFEE 2.00
TOTAL 130.00
CHECK 130.00

11/01/99 03 10:08 0001 5876

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1533625