82/335

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

RECEIVED

MAR - 8 1999

DAV. CO CHANCERY

BOOK 11733 PAGE 792

99 NOV -5 AM 11:55

PICKUP

0654701

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,

WILLIAM BALFANZ ET UX

Control No. 1924-4000

Field Book No. 13DA 30975

Defendant(s).

File - Tax Civil Action Number 98-712-III

FILED

99 MAR 15 PM 1:45

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

I hereby certify that this is a true copy of the original filed in my office.
This 16th day of March 1999
CLERK & MASTER
By Judy Carnegie
Deputy Clerk

DC&M

5438 11/05 0101 03CHECK 16.97

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) William Balfanz, 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) **Niles E. McHenry**, 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 S. 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 $ 533.31

Niles McHenry
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November 1999.

E. Beck
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 8th day of March, 1999:

William Balfanz
550 Harding Place, E-117
Nashville, TN 37211

New Owner / Tax bills:
Niles E. McHenry
665 Moormans Arm Road
Nashville, TN 37207

Cristi S. Pearson
Cristi S. Pearson

D:\Taxes\FD1PG.doc

STATE OF TENNESSEE ETC. **File No.** **98-712-III**

vs. **Control No.** **1924-4000**

DELINQUENT TAXPAYERS ETC. **Field Book No.** **13DA 30975**

WILLIAM BALFANZ, ET UX

99 FEB -4 PM 3:17
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

FILED

REPORT OF SALE

To the Chancellor:

An order was entered in this case on October 1, 1998, on page 361 of Tax Minute Book 81 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

Moormans Arm Road
.09 Acres
Field Book Number 13DA 30975
Map & Parcel Number 059-15-0 191.00
Deed Book 4365, Page 790

BOOK 11733 PAGE 791

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 19 97, and continuing so long as pruchaser(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 $ 13.50, plus interest, penalty, statutory attorneys' 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 2nd floor mezzanine of the Courthouse in Nashville, at 12:00 o'clock noon, on Wednesday, November 18, 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 Niles E. McHenry for $533.31. The purchaser complied by paying $533.31.

Respectfully Submitted,
Claudia C. Bonnyman
Clerk and Master

By _____
Deputy Clerk and Master

550 Harding Place E-117
Nashville, TN 37211

665 Moormans Arm Rd.
NT 37207

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11733 PAGE 795

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

0654701

REFERENCE

99 NOV -5 AM 11:55

REGISTER
DAVIDSON CTY. TN.

CAMT	533.31
CON TX	1.97
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	16.97
CHECK	16.97

11/05/99 01 11:56 0001 8418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1536149