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SEP 22 1999

DAV. CO. CHANCERY COU

BOOK 11744 PAGE 523

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,

LSMV Land & Inv. Corp.

Control No. **1992-2300** ✓

Field Book No. **11W 05460** ✓

Defendant(s).

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

This 30th day of September 1999

CLAUDIA C. BONNYMAN Clerk & Master

By B Traily

Deputy Clerk

File - Tax Civil Action

Number **99-705-II**

FILED

1999 SEP 29 PM 3:28

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

DC&M

PICK-UP

06578333

1792 11/16 0101 03CHECK 16.21

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) **LSMV Land & Inv. Corp.** 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) **Timothy D. Aldridge** 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.

BOOK 11744 PAGE 524

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 **1998** 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 2nd day of September 1999:

LSMV Land & Inv. Corp.
441 Pecan Valley Rd.
Nashville, TN 37218

New Owner + Tax Bill
Timothy D. Aldridge
334 Elysian Fields Rd.
Nashville, TN 37211

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 $ 324.95

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November **19** 99.

Deputy Register

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(LSMS LAND & INV. CORP.)

File No. 99-705-II

Control No. 1992-2300

Field Book No. 11W 05460

1999 AUG 19 PM 04

REPORT OF SALE

To the Chancellor:

An order was entered in this case on June 16, 1999, on page 183 of Tax Minute Book 83 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

2234 BATAVIA ST
.09 Acres
Field Book Number 11W 05460
Map and Parcel Number 092-07-0 198.00
Deed Book 5309, Page 321

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 191998, 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 $51.51 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 TIMOTHY D. ALDRIDGE for $324.95. The purchaser(s) complied by paying $324.95.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By _____
Deputy Clerk and Master

334 Elysian Fields Rd, Nashville TN 37211

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11744 PAGE 526

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

0657833

AMERICE

99 NOV 16 PM 1:30

CAMT	324.95
CON TX	1.21
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	16.21
CHECK	16.21

11/16/99 01 13:31 0001 1792

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539463