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Dav. Co Chancery Court

82/189

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 1996 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

VICTOR HERNANDEZ

Control No. 1730-1100

Field Book No. 15DA 05440

Defendant(s).

File - Tax Civil Action Number **98-712-III**

99 JAN 19 PM 12:12

FILED

CLERK AND MASTER
DAVIDSON CO. CHANCERY CT.

Instr:20000128000932O Page: 1 OF 3
REC'D FOR REC 01/28/2000 1:58:52PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $7.40

FINAL DECREE CONFIRMING SALE

This cause came to be heard upon motion of Plaintiff to confirm the Report of Sale and the Report of the Clerk and Master. It appearing to the Court that these Reports have 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) **Victor Hernandez** 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) **Chan McCullough and Joe Weber,** 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 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 $ 2000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 1999

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 11th day of January, 1999:

Victor Hernandez
1605 17th Avenue South
Nashville, TN 37203

New Owner + tax Bills

Chan McCullough and Joe Weber
905 Travelers Ct.
Nashville, TN 37220

Cristi Pearson
Cristi S. Pearson

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STATE OF TENNESSEE ETC.	File No.	98-712-III
vs.	Control No.	1730-1100
DELINQUENT TAXPAYERS ETC.	Field Book No.	15DA 05440
VICTOR HERNANDEZ		

98 DEC 11 FM 2:00

REPORT OF SALE

To the Chancellor:

An order was entered in this case on October 27, 1998, on page 659 of Tax Minute Book 81 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1005 Thomas Av
.16 Acres
Field Book Number 15DA 05440
Map & Parcel Number 072-06-0 152.00
Deed Book 9502, Page 380

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 $ 445.50, 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, December 2, 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 Chan McCullough and Joe Weber for $2,000.00. The purchasers complied by paying $2,000.00.

Respectfully Submitted,
Claudia C. Bonnyman
Clerk and Master

By _____
Deputy Clerk and Master

905 Travelers Ct
Nashville, TN 37220

1605 17th Ave. S.
NT 37203