Instr:200008020076772 Page: 1 OF 3
REC'D FOR REC 08/02/2000 4:03:56PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $74.00

85 /124 RECEIVED
DEC 6 1999
DAV. CO. CHANCERY COURT

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,

Charles O'Guin

Control No. **2421-4800** ✓

Field Book No. **12W 15920** ✓

Defendant(s).

FILED
1999 DEC 14 AM 10:02
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
DC&M

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 16th day of Dec. 1999
CLAUDIA C. BONNYMAN Clerk & Master
By B Grady
Deputy Clerk

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), **Charles O'Guin** 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) **Quantum Realty Advisors** 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 **2000** 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 6th day of December 1999.

Charle O"Guin
5600 Vine Ridge Dr.
Nashville, TN 37205

New Owner!
Tax Bills
Quantum Realty Advisors
C/O National Tax Assistance Corp.
30 Federal St.
Boston, MA 02110

Cristi S. Pearson

Cristi S. Pearson

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(CHARLES O'GUIN)

File No. 99-705-II

Control No. 2421-4800

Field Book No. 12W 15920

1999 OCT 27 AM 9:49
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on AUGUST 23, 1999, on page 15 of Tax Minute Book 84 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

5004 KENTUCKY AV
.14 Acres
Field Book Number 12W 15920
Map and Parcel Number 091-07-0 183.00
Deed Book 5397, Page 205

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 $372.87 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 OCTOBER 13, 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 QUANTUM REALTY ADVISORS for $20,000.00. The purchaser(s) complied by paying $20,000.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By Judy Carnegie
Deputy Clerk and Master

C/O NATIONAL TAX ASSISTANCE CORPORATION; 30 FEDERAL STREET; BOSTON MA 02110

The actual consideration or true value, whichever is greater for this transfer is $ 20,000 .

Denene Poiston, for National Tax Assistance Corp.
Affiant

Lauren J. Smith
Notary Public

LAUREN J. SMITH
Notary Public
My Commission Expires
October 8, 2000