Instr:200008020076773 Page: 1 OF 4
REC'D FOR REC 08/02/2000 4:04:46PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $70.30

85 181

RECEIVED
NOV 19 1999
DAV. CO. CHANCERY COURT

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

FILED
1999 DEC -1 PM 2:02
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
DC&M

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,

Gerry L. & Karen A. Leach

Control No. **0997-3900** ✓

Field Book No. **06DU 80029** ✓

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 16th day of December 1999
CLAUDIA C. BONNYMAN Clerk & Master
By B Fraley
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). **Gerry L. & Karen A. Leach** 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) **Quantam 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 19th day of November 1999.

Gerry L.& Karen A. Leach
441 Harding Pl, B-13
Nashville, TN 37211

New Owner Tax Bills
Quantam 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.
(GERRY L. & KAREN A.1 LEACH)

File No. 99-705-II

Control No. 0997-3900

Field Book No. 06DU 80029

1999 OCT 27 AM 9:49

REPORT OF SALE

To the Chancellor:

An order was entered in this case on SEPTEMBER 7, 1999, on page 245 of Tax Minute Book 84 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

441 HARDING PL B-13
.00 Acres
Field Book Number 06DU 80029
Map and Parcel Number 147-03-0-A 029.00 CO
Deed Book 10681, Page 715

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 $374.10 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 $19,000.00. The purchaser(s) complied by paying $19,000.00.

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 $ 19,000.

Denene Poston for National Tax Assistance Corp.
Affiant

LAUREN J. SMITH NOTARY PUBLIC
Notary Public

LAUREN J. SMITH Notary Public My Commission Expires Oct. 6, 2002

IN THE CHANCERY COURT, PART II, DAVIDSON COUNTY, TENNESSEE

1999 OCT 27 PM 3:51
DAVIDSON COUNTY CHANCERY CT
CLERK & MASTER

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

GERRY L. & KAREN A.1 LEACH

DEFENDANTS

File No. 99-705-II

Control No. 0997-3900

Field Book No. 06DU 80029

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 84, Page 245, on September 7, 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, October 13, 1999.*

1997 Taxes	*549.74*
1998 Taxes	*431.19*
1999 Taxes	*384.99*
	$1,365.92

2. *Court costs due and payable to the Clerk and Master on the date of sale, October 13, 1999.*

$778.92

Respectfully submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By B Traly
Deputy Clerk and Master