Davidson County ROS
Recvd: 10/24/00 13:43 4pgs
Fees:19.00 Taxes:43.29
20001024-0105461

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PICK-UP

RECEIVED
OCT 12 2000
CLERK & MASTER 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 **1998** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

J. H. Lancaster, Et Ux

Control No. **1638-6800** ✓

Field Book No. **02W 20580** ✓

Defendant(s).

I hereby certify that this is a true copy of original instrument filed in this office.
This 23rd day of October, 2000
CLAUDIA C. BONNYMAN Clerk & Master
By B. Trail Deputy

File - Tax Civil Action
Number **00-781-III**

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) **J. H. Lancaster, 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) **J. T. Simpson.**

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.

Ellen Hobbs Lyle
CHANCELLOR

APPROVED FOR ENTRY:
Cristi E. Scott

Cristi E. Scott, #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 $ 117000.00
J. T. Simpson
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 2000
E. Boaz
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 12th day of October 2000.

New Owner and tax bills
J. T. Simpson
633 Dutchman Dr.
Hermitage, TN 37076

J. H. Lancaster, Et Ux
2142 12th AV N
Nashville, TN 37208

Cristi E. Scott
Cristi E. Scott

STATE OF TENNESSEE ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(J H LANCASTER, ET UX)

File No. 00-781-III

FILED
2000 SEP 15 PM 1:07
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M

Control No. 1638-6800

Field Book No. 02W 20580

REPORT OF SALE

To the Chancellor:

An order was entered in this case on July 14, 2000, on page 609 of Tax Minute Book 86 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

2142 12TH AV N
.14 Acres
Field Book Number 02W 20580
Map and Parcel Number 081-03-0 216.00
Deed Book 2241, Page 456

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 1999, 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 $260.77 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 Tennessean, 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, September 13, 2000, 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 J T SIMPSON for $11,700.00. The purchaser(s) complied by paying $11,700.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By _____
Deputy Clerk and Master

633 Dutchman Dr., Hermitage TN 37076

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

FILED
2000 SEP 15 PM 1:09
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M

THE STATE OF TENNESSEE IN ITS OWN BEHALF AND FOR THE USE AND BENEFIT OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

PLAINTIFFS

File No. 00-781-III

vs.

Control No. 1638-6800

DELINQUENT TAXPAYERS AS SHOWN ON THE 1998 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Field Book No. 02W 20580

J.H. LANCASTER, ET UX

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 86, Page 609, on July 14, 2000, 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, September 13, 2000.*

1998 Taxes	*387.90*
1999 Taxes	*288.15*
	$676.05

2. *Court costs due and payable to the Clerk and Master on the date of sale, September 13, 2000.*

$764.88

Respectfully submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By B Frady
Deputy Clerk and Master