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SEP - 9 2002
DAV. CO. CHANCERY COURT

MB 94PG622

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.

Davidson County ROS
Recvd: 09/18/02 13:21 3pgs
Fees:18.00 Taxes:144.67
20020918-0113901

DELINQUENT TAXPAYERS AS SHOWN ON THE **2000** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

LURTON E. LIPSCOMB, SR.

Control No. **1784-6300**

Field Book No. **12DZ 54650**

Defendant(s).

File - Tax Civil Action Number **02-814-III**

FILED
2002 SEP 13 PM 3:19
CLERK & MASTER
DAV. CO. CHANCERY COURT

I hereby certify that this is a true copy of original instrument filed in my office.
This 16th day of Sept. 2002
CLAUDIA C. BONNYMAN Clerk & Master
By: Deputy

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) **LURTON E. LIPSCOMB, SR.,** and any and all unknown heirs-at-law or devisees, and of all other interested 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) **MOSC CUSTODIAN F/B/O IRA OF JANICE CHEN,** 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 **2002** 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
$ 39,100
Richard Chen
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF Sept. 2002.
Deputy Register

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing **Final Decree Confirming Sale** has been forwarded by U.S. Mail to the following, this 9th day of September 2002.

Lurton E. Lipscomb, Sr.
3250 Dickerson Rd., Suite 109
Nashville, TN 37207

Mosc Custodian F/B/O/ IRA of Janice Chen
105 Westchester Place
Chapel Hill, NC 27514

Cristi E. Scott
Cristi E. Scott

METROPOLITAN GOVERNMENT ETC. FILE NO. 02-814-III

VS. CONTROL NO. 1784-6300

DELINQUENT TAXPAYERS ETC. FIELD BOOK NO. 12DZ 54650
(LURTON E. LIPSCOMB, SR.)

REPORT OF SALE

To the Chancellor:

An order was entered in this case on MAY 29, 2002, on page 257 of Tax Minute Book 93 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

138 EWING DR
2.22 Acres
Field Book Number 12DZ 54650
Map and Parcel Number 060-07-0 115.00
Deed Book 00009735, Page 0000644

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 2001, 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 $646.07 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, AUGUST 14, 2002, 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 MOSC CUSTODIAN F/B/O IRA OF JANICE CHEN for $39,100.00. The purchaser(s) complied by paying $39,100.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By _____
Deputy Clerk and Master

105 Westchester Place
Chapel Hill, NC 27514