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DAV. CO. CHANCERY COURT MB-94 pg 309

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 **2000** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

KESONE THONGKHAM

Control No. **1724-4100**

Field Book No. **02DX 03753**

Defendant(s).

Davidson County ROS
Recvd: 09/24/02 16:23 3pgs
Fees:18.00 Taxes:151.70
20020924-0116739

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

I hereby certify that this is a true copy of original instrument filed in my office.
This 12th day of Aug. 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) **Kesone Thongkham** 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) **Prime Properties,** 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

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 5TH day of August 2002.

Kesone Thongkham
1009 Ainsworth Circle
Antioch, TN 37013

Prime Properties
C/o TOP Capital Access, LLC
1775 Sherman Street, 9th Floor
Denver, CO 80203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,000
Glenn Bright
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 2002.
Deputy Register

Cristi E. Scott

Cristi E. Scott

STATE OF TENNESSEE ETC.

VS.

DELINQUENT TAXPAYERS ETC.
(KESONE THONGKHAM)

File No. 02-814-III

Control No. 1724-4100

Field Book No. 02DX 03753

FILED
2002 JUN 24 AM 10:25
DAVIDSON COUNTY CHANCERY CT.
D.C. & M.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on May 16, 2002, on page 581 of Tax Minute Book 92 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1009 AINSWORTH CR
.26 Acres
Field Book Number 02DX 03753
Map and Parcel Number 150-03-0 377.00
Instrument Number 00011313 0000967

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 $2798.40 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, June 19, 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 PRIME PROPERTIES for $41,000.00. The purchaser(s) complied by paying $41,000.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By _____
Deputy Clerk and Master

Prime Properties
c/o TOP Capital Access, LLC
1775 Sherman St, 9th Floor
Denver, CO 80203