MB97pg. 407

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

FILED
2003 SEP 11 PM 2:19
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

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

Plaintiff,

v.

DELINQUENT TAXPAYERS AS SHOWN ON THE **2001** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

JEAN LOUISE COLLINS & DOROTHY HORTON

Control No. 1883-7800
Field Book No. 15DA 31855

Defendant(s).

File - Tax Civil Action
Number **03-729-II**

I hereby certify that this is a true copy of original instrument filed in my office.
This 22nd day of Sept 2003
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) **JEAN LOUISE COLLINS & DOROTHY HORTON** 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) **CAPITAL JOURNEY, LLC** subject to the equity of redemption.

PICK-UP

Davidson County ROS
Recvd: 09/22/03 11:13 5pgs
Fees:28.00 Taxes:85.10

20030922-0139695

L:\CLMSDoc\Collections\Taxes\K-00035 Taxes General\DOCS\ORDERS\Final Decree Confirming Sale\Tax Yr 2001\Collins & Horton.DOC

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 **2003** 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.

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 4th day of September 2003.

Jean Louise Collins & Dorothy Horton
1413 Chester Avenue
Nashville, TN 37206

Capital Journey, LLC
201 Thompson Lane, Suite 200
Nashville, TN 37211

Cristi E. Scott

Cristi E. Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF Sept 20 03.

Vicki S. Johnson
Deputy Register

ORIGINAL

METROPOLITAN GOVERNMENT ETC. FILE NO. 03-729-II

VS. CONTROL NO. 1883-7800

DELINQUENT TAXPAYERS ETC. FIELD BOOK NO. 15DA 31855
(JEAN LOUISE COLLINS & DOROTHY HORTON)

REPORT OF SALE

To the Chancellor:

An order was entered in this case on MAY 29, 2003, on page 223 of Tax Minute Book 96 directing the Clerk and Master to sell the following described property:

FILED
2003 JUL 17 PM 1:12
CLERK & MASTER
DAVIDSON CO. CHANCERY CT

Land in Davidson County, Tennessee

1413 CHESTER AV
.21 Acres
Field Book Number 15DA 31855
Map and Parcel Number 072-14-0 298.00
Deed Book 00010688, Page 0000533

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 2002, 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 $760.28 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, JULY 16, 2003, 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 CAPITAL JOURNEY, LLC for $23,000.00. The purchaser(s) complied by paying $23,000.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By Regina Nelson
Deputy Clerk and Master

Capital Journey, LLC
201 Thompson Lane Suite 200
Nashville TN 37211

ORIGINAL

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

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

PLAINTIFFS

vs.

DELINQUENT TAXPAYERS AS SHOWN ON THE 2001 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

JEAN LOUISE COLLINS & DOROTHY HORTON
DEFENDANTS

FILED
2003 JUL 24 PM 1:54
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

File No. 03-729-II

Control No. 1883-7800

Field Book No. 15DA 31855

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 96, Page 223, on MAY 29, 2003, 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, JULY 16, 2003.*

2001 TAXES	*1,056.90*
2002 TAXES	*817.30*
	$1,874.20

2. *Court costs due and payable to the Clerk and Master on the date of sale, JULY 16, 2003.*

$790.67

Respectfully submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By Judy Carnegie
Deputy Clerk and Master