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OCT 31 2003
DAV. CO. CHANCERY COURT

MB 97 PS. 863

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

I hereby certify that this is a true copy of original instrument filed in my office.
This 3rd Nov 2003
CLAUDIA GREENYMAN Clerk & Master
By: Judy Carnegie Deputy

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,

JAMES R. & BARBARA TIPTON

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

Davidson County ROS
Recvd: 11/20/03 09:59 4pgs
Fees:23.00 Taxes:92.50
20031120-0169239

Control No. 1067-2200
Field Book No. 04D 50001

Defendant(s).

FILED
2003 NOV -6 PM 4:22
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

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) **JAMES R. & BARBARA TIPTON** 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) **ROSETREE TRUST** 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 **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.

Carol L. McCoy

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 31st day of October 2003.

James R. & Barbara Tipton
4605 Woodside Drive
Old Hickory, TN 37138

Rosetree Trust owner
P.O. Box 148964 &
Nashville, TN 37214 tax bills

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
$ 21,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOV. 2003.

Deputy Register

METROPOLITAN GOVERNMENT ETC.

VS.

DELINQUENT TAXPAYERS ETC.
(JAMES R & BARBARA TIPTON)

FILE NO. 03-729-II

CONTROL NO. 1067-2200

FIELD BOOK NO. 04D 50001

REPORT OF SALE

To the Chancellor:

An order was entered in this case on JUNE 4, 2003, on page 768 of Tax Minute Book 96 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

4605 WOODSIDE DR
1.03 Acres
Field Book Number 04D 50001
Map and Parcel Number 064-08-0 054.00
Deed Book 00008360, Page 0000839

FILED
2003 OCT 1 PM 3:00
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

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 $1,418.88 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 24, 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 ROSETREE TRUST for $25,000.00. The purchaser(s) complied by paying $25,000.00.

Respectfully Submitted,

CLAUDIA C. BONNYMAN

Clerk and Master

By _____

Deputy Clerk and Master

Rosetree Trust
P.O. Box 148964
Nashville TN 37214