m810p925

I hereby certify that this is a true copy of original instrument filed in my office.
This 30th day of Nov. 2004.
CRISTI SCOTT, Clerk & Master
By Cindy Carnegie
Deputy

FILED
2004 NOV 12 PM 4:27
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

11-17-04

IN THE CHANCERY COURT FOR THE STATE OF TENNESSEE
20TH JUDICIAL DISTRICT, DAVIDSON COUNTY

METROPOLITAN GOVERNMENT ETC	)	
	)	
	)	03-729-II
vs.	)	13DA 43820 PICK-UP
	)	1777-3600
	)	
DELINQUENT TAXPAYERS ETC	)	
(QUANTUM REALTY ADVISORS)	)	

Davidson County ORDER
Recvd: 12/03/04 12:42 2pgs
Fees:12.00 Taxes:0.00
20041203-0144292

ORDER

Property that is the subject of this matter was sold for delinquent 1997 real property taxes on October 13, 1999. After delinquent taxes and costs were paid, excess proceeds in the amount of $21,758.88 were held by the Clerk and Master. The purchaser at that sale failed to record their deed. The excess funds escheated to the State of Tennessee in May 2001. The property was sold again for 2001 real property taxes on September 24, 2003 under docket number 03-729-II. The successful bid of $27,00.00 was made by Corinne Garrett. After payment of delinquent property taxes and costs, the Clerk and Master is holding excess proceeds of $23,916.23 in this case.

On February 19, 2004 Dale Sims, Treasurer of the State of Tennessee filed an interpleader action in Chancery Court concerning excess proceeds from the 1999 tax sale. That matter was assigned case number 04-531-III. Quantum Realty Advisors, defendant in the 2001 tax sale case, quitclaimed their interest in the property to CitiFinancial Mortgage Co, Inc. CitiFinancial and Deborah J. McDonald (one of the owners prior to the 1999 tax sale) filed a motion asking that a portion of funds in the interpleader action be used to exercise the right of redemption from Corinne Garrett and that the property be placed in the name of CitiFinancial Mortgage Corporation, Inc. pending further orders in case number 04-531-III. Ms. Garrett, through her attorney, did not object to the redemption but asked to be reimbursed her reasonable expenses. The matter was referred to

the Clerk and Master to determine the amount due to Corinne Garrett. The Master's Report was filed on September 24, 2004, no objection was filed and the report was confirmed by Chancery Court Part III by order filed October 11, 2004. The Master's Report in case number 04-531-II provides that excess proceeds being held in this matter be applied to reimburse Corinne Garrett her purchase price, interest and expenses totaling $30,741.45.

IT IS ORDERED that excess proceeds in this case be transferred to case number 04-531-III, to be applied to funds due Corinne Garrett, the right of redemption having been exercised in this matter. Entry of this order shall not delay disbusement of funds in case number 04-531-III.

IT IS ORDERED that all right, title, and interest in this property be divested out of Corinne Garrett and vested in CitiFinancial Mortgage Corporation, Inc.

CHANCELLOR

cc: Margaret Darby, Atty for Metro Gov't
204 Metro Courthouse
Nashville TN 37201

Quantum Realty Advisors
c/o National Tax Corp
30 Federal Street
Boston MA 02110

Corinne Garrett
c/o Herb Rich, Atty
213 Third Ave No
Nashville TN 37201

Kevin Key, Atty for Deborah McDonald
217 Second Ave No
Nashville TN 37201

David Waddell, Atty for CitiFinancial Mortgage Co Inc
211 Commerce Street, Suite 1000
Nashville TN 37203

Gary Thompson, Atty for Treasurer, State of TN
P O Box 20207
Nashville TN 37202

Jerry Washington
488 Lemont Dr, Apt 156
Nashville TN 37216