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SEP 14 2004
DAV. CO. CHANCERY COURT

MB 100pg 883

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 ___ day of ___, 20___
CHRIS SCOTT, Clerk
By: ___ D.C.

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 **2002** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

KENNETH M. LOWERY, JR.

Control No. **1467-0600**
Field Book No. **11D 59550**

Defendant(s).

File - Tax Civil Action
Number **04-824-I**

FILED
2004 SEP 21 PM 2:40
CLERK & MASTER
DAVIDSON CHANCERY CT.
D.C.

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) **KENNETH M. LOWERY, JR.** 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) **MAVERICK LLC** subject to the equity of redemption.

Davidson County ROS
Recvd: 01/11/05 09:58 5 pgs
Fees:28.00 Taxes:222.00
20050111-0003991

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 **2004** 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:

Margaret O. Darby #20701
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 14th day of September 2004.

Kenneth M. Lowery
649 Roosevelt Ave.
Madison, TN 37115

Maverick LLC
2000 S. Batavia Ave., 5th Floor
Geneva, IL 60134

Margaret O. Darby

METROPOLITAN GOVERNMENT ETC.

VS.

DELINQUENT TAXPAYERS ETC.
(KENNETH M LOWERY, JR)

FILE NO. 04-824-I

CONTROL NO. 1467-0600

FIELD BOOK NO. 11D 59550

REPORT OF SALE

To the Chancellor:

FILED
2004 AUG 20 PM 12:55
DAVIDSON CO. CHANCERY CT.
D.C.&M.

An order was entered in this case on JUNE 22, 2004, on page 765 of Tax Minute Book 99 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

649 ROOSEVELT AV
.23 Acres
Field Book Number 11D 59550
Map and Parcel Number 043-06-0 333.00
Deed Book 20011217, Page 0139165

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 2003, 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 $889.92 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 of the First Image Building, 501 Great Circle Rd. (Metro Center) in the Part I Courtroom in Nashville, at 12:00 o'clock noon, on WEDNESDAY, AUGUST 18, 2004, 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 MAVERICK LLC for $60,000.00. The purchaser(s) complied by paying $60,000.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

Maverick LLC
2000 S. Batavia Ave, 5th Floor
Geneva IL 60134

OATH OF CONSIDERATION

State of Illinois
County of Kane

The actual consideration or true value, whichever is greater for this transfer is $ 60,000.00.

Affiant

Subscribed and sworn to me this 6th day of Jan, 2005.

Sealed by: Sandra Carnesecchi
Sandra Carnesecchi

Official Seal
Sandra G Carnesecchi
Notary Public State of Illinois
My Commission Expires 09/15/06

Map & Parcel Number: 043-06-0 333.00