DEC 2 3 2004

ORIGINAL

DAV CO CHANCERY COURT

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNSESSEE

Davidson County ROS
Recvd: 01/13/05 15:01 5 pgs
Fees:28.00 Taxes:22.20
20050113-0005048

CITIFINANCIAL MORTGAGE F/K/A/ ASSOCIATE HOME EQUITY SERVICES,	)	
Plaintiff,	)	
v.	)	No. 02-2541-III
JULIUS C. HILL AKA JULIUS C. HILL, SR., OPAL H. ASKEW, VANORY ASKEW, TENANTS OF 3221 HUMMINGBIRD DRIVE NASHVILLE, TN 37218 (IF ANY), TENANTS OF 2415 ALAMEDA STREET NASHVILLE, TN 37218 (IF ANY), and METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,	)	
Defendants.	)	

FILED
2005 JAN 11 PM 2:59
CLERK & MASTER
DAVIDSON CO. CHANCERY

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE THIS 13th DAY OF January 20 05
CRISTI SCOTT, 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), Citifinancial Mortgage f/k/a Associate Home Equity Services, Julius C. Hill aka Julius C. Hill, Sr., Opal Askew, Vanory Askew, Tenants of 3221 Hummingbird Drive, Nashville, TN 37218 (if any) and Tenants of 2415 Alameda Street, Nashville, TN 37281 (if any), 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) AARON & GRACIE M. LILLARD 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. The demolition lien that is the subject of this cause, penalty, interest, statutory attorney fees and costs due and payable to the Metropolitan Government on the date of the sale.

3. All real property taxes, penalty, interest, statutory attorney fees, and costs due and payable to the Metropolitan Government on the date of the sale.

4. 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 **2005** 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 ELLEN HOBBS LYLE

APPROVED FOR ENTRY:

John P. Long, Jr., #21900
Metropolitan Attorney
204 Metropolitan Courthouse
Nashville, TN 37201
(615) 862-6341

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing has been forwarded by U.S. Mail and to:

Vanory Askew 3221 Hummingbird Drive Nashville, TN 37219 and: 4600 Tennessee Blvd Apt. 4 Nashville, TN 37209	Cade L. Cox, Esq. Attorney for Plaintiff WILSON & ASSOCIATES, PLLC 701 Broadway, Suite 403 Nashville, TN 37203
Julius C. Hill aka Julius C. Hill, Sr. 3221 Hummingbird Drive Nashville, TN 37219	Worrick G. Robinson, IV Attorney for Vanory Askew 446 James Robertson Parkway Suite 200 Nashville, TN 37219
Opal H. Askew 3221 Hummingbird Drive Nashville, TN 37219	The Tenants of 3221 Hummingbird Drive Nashville, TN 37219
Henry E. Hildebrand, III Bankruptcy Trustee for Julius C. Hill P.O. Box 190664 Nashville, TN 37219	Citifinancial 1111 North Point Drive Coppell, TX 75019 Attn: Rob Stephen, Property Preservation RE: Loan No. 0004207104/ Julius C. Hill Also: Attn: Foreclosure Dept/ Lost Litigation RE: Loan No. 0004207104 Case No. 02-2541-III

and Aaron & Gracie M. Lillard, P.O. Box 293071, Nashville, TN 37229-3071

on this the 21 day of Dec. 2004.

John P. Long, Jr.

CITIFINANCIAL MORTGAGE ETC

VS. FILE NO. 02-2541-III

JULIUS C HILL a/k/a JULIUS C HILL, SR, ET AL

2004 OCT 25 AM 10:07
DAVIDSON CO. CHANCERY CT.
D.C.&M.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on 6/02/04 ENTERED IN MINUTE CONTROL NUMBER 431610 of Tax Minute Book directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

2416 ALAMEDA STREET
.15 Acres
Field Book Number 11W 02380
Map and Parcel Number 092-02-0384.00
QCD Book 20001019, Page 0103875

Terms of Sale: Sale to the highest bidder for cash, subject to the right of equity of redemption. The purchaser(s) shall be liable for payment of taxes against the property beginning with the year of purchase and including any back taxes owed for previous years and shall continue so long as purchaser(s) shall own the property. If there are any excess funds remaining from the proceeds of said sale after distribution 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 and any other liens held by the Metropolitan Government which are of record in the Register of Deeds Office for Davidson County. Judgment in this cause is in the amount of $2,154.00, 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 NASHVILLE RECORD, a legal newspaper published in Nashville, stating that on 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, OCTOBER 20, 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 AARON & GRACIE M LILLARD for $6,000.00. The purchaser(s) complied by paying $6,000.00.

Respectfully Submitted,

CRISTI SCOTT

Clerk and Master

By _____

Deputy Clerk and Master

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 6,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF JAN 20 05

Deputy Register

IN THE CHANCERY COURT, PART III DAVIDSON COUNTY, TENNESSEE

CITIFINANCIAL MORTGAGE f/k/a ASSOCIATE HOME EQUITY SERVICES

PLAINTIFFS

File No. 02-2541-III

vs.

Map & Parcel 092-02-0 384.00

JULIUS C. HILL a/k/a JULIUS C. HILL, SR., ET AL

Field Book No. 11W 02380

DEFENDANTS

2004 NOV 19 PM 5:47
DAVIDSON CO. CHANCERY CT.
C&M

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Minute Control Number 431610 on June 2, 2004, I find as follows:

1. *The total amount of Codes Lien, Parks Lien, Taxes, Interest, Penalty and Statutory Attorney's Fee due and payable to the Metropolitan Government on the date of sale, October 20, 2004:*

Codes Lien	*$3,780.28*
Parks Lien	*321.68*
2003 Taxes	*96.19*
2004 Taxes	*85.88*
Register of Deeds (Release for Parks)	*12.00*
TOTAL	*$4,296.03*

2. *Court costs due and payable to the Clerk and Master on the date of sale, OCTOBER 20, 2004:*

$485.00

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By Judy Carnegie
Deputy Clerk and Master