MB103pg452

RECEIVED
AUG - 9 2005
DAV. CO. CHANCERY COURT

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 16th day of August 2005
CRISTI SCOTT, Clerk & Master
By _____ 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 **2002** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

HALL, KATHERINE J.

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

FILED
2005 AUG 15 AM 10:54
CLERK & MASTER
DAVIDSON COUNTY CHANCERY COURT
D.C. & M.

Davidson County ROS
Recvd: 10/12/05 10:41 5 pgs
Fees:23.00 Taxes:244.20
20051012-0122827

Control No. 1520-9100
Field Book No. 03DZ 61440

Defendant(s).

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) **KATHERINE J. HALL** 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) **TOBANO REALTY, LLC WELLS FARGO AS SECURED PARTY** subject to the equity of redemption.

Tobano Realty, LLC, Wells Fargo Foothill as Secured Party
P.O. Box 863517
Orlando, FL 32886-3517
Send Tax Bills:

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 **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

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 9th day of August 2005.

Katherine J. Hall
3111 Laurel Forest Dr.
Nashville, TN 37214

Tobano Realty, LLC Wells Fargo Foothill as Secured Party
P.O. Box 863517
Orlando, FL 32886-3517

Margaret O. Darby

METROPOLITAN GOVERNMENT ETC.

vs.

DELINQUENT TAXPAYERS ETC.
(KATHERINE J. HALL)

File No. 04-824-I

Control No. 1520-9100

Field Book No. 03DZ 61440

DUPLICATE REPORT OF SALE

To the Chancellor:

An order was entered in this case on November 19, 2004, on page 317 of Tax Minute Book 101 directing the Clerk and Master to sell the following described property:

FILED
2005 JUL 27 PM 5:39
DAVIDSON COUNTY CHANCERY CT

Land in Davidson County, Tennessee

3111 LAUREL FOREST DR
.26 Acres
Field Book Number 03DZ 61440
Map and Parcel Number 096-15-0 074.00
Deed Book 00008342, Page 0000188

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 $1,330.49 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, June 1, 2005, 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 TOBANO REALTY, LLC WELLS FARGO FOOTHILL AS SECURED PARTY for $66,000.00. The purchaser(s) complied by paying $66,000.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By _____
Deputy Clerk and Master

P O BOX 863517, Orlando FL 32886-3517

OATH OF CONSIDERATION

I/we hereby swear of affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $66,000.00, which amount is equal to or greater than that which the property would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me
This 11 day of October, 2005.

Notary Public
My Commission expires: 2/27/2006

JENNIFER KULESA
Comm# DD0095661
Expires 2/27/2006
Bonded thru (800)432-4254
Florida Notary Assn., Inc