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DAV. CO. CHANCERY COURT

MB 104 P 9447

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

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 **2003** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

ADAMS, JAMES ET UX

Control No. **0860-0800**
Field Book No. **02W 16440**

Defendant(s).

File - Tax Civil Action Number **05-660-II**

FILED
2006 JAN -5 PM 1:47
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

I hereby certify that this is a true copy of original instrument filed in my office.
This 6th day of Jan. 2006
CRISTI SCOTT, Clerk & Master
By Cindy Carney 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) **JAMES ADAMS, ET UX** 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) **AMIR HAGHNEGAHDAR** subject to the equity of redemption.

Davidson County ROS
Recvd: 01/20/06 15:48 4 pgs
Fees:23.00 Taxes:7.40
20060120-0007999

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 **2006** 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 2000.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 30th DAY OF Jan 20 06

Deputy Register

CHANCELLOR

R:\L\L\L-14000+\L-14113\Orders\Final Decree Confirming Sale\Final Decree '03 (Adams).doc

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 22nd day of December 2005.

James Adams, et ux
1514 Arthur Ave.
Nashville, TN 37208

Amir Haghnegahdar
3201 Nolensville Rd.
Nashville, TN 37211

Margaret O. Darby

METROPOLITAN GOVERNMENT ETC. FILE NO. 05-660-II

VS. CONTROL NO. 0860-0800

DELINQUENT TAXPAYERS ETC. (JAMES ADAMS, ET UX) FIELD BOOK NO. 02W 16440

REPORT OF SALE

To the Chancellor:

An order was entered in this case on 12TH day of OCTOBER 2005 on page 778 of Tax Minute Book 103 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1533 ARTHUR AV
.08 Acres
Field Book Number 02W 16440
Map and Parcel Number 081-12-0 257.00
Deed Book 00005683, Page 0000351

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 2004, 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 $85.88 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 of the First Image Building, 501 Great Circle Rd. (Metro Center) in the Part II Courtroom in Nashville, at 12:00 o'clock noon, on WEDNESDAY, NOVEMBER 16, 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 AMIR HAGHNEGAHDAR for $2,000.00. The purchaser(s) complied by paying $2,000.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By Crystal Sanford
Deputy Clerk and Master

AMIR HAGHNEGAHDAR
3201 NOLENSVILLE RD
NASHVILLE TN 37211