MB 106 pg 206

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

Davidson County ROS
Recvd: 11/14/06 12:55 5 pgs
Fees:28.00 Taxes:116.55
20061114-0141354

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NOV - 1 2006
Davidson County Chancery Court

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 **2004** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

CRUTCHER, DORLEAN

Control No. **2337-3400**
Map/Parcel **118-04-0 301.00**

Defendant(s)

File - Tax Civil Action Number **06-801-III**

FILED
2006 NOV -9 PM 1:57
DAVIDSON COUNTY CHANCERY COURT

I hereby certify that this is a true copy of original instrument filed in my office.
This 9th day of November 2006
CRISTI SCOTT, Clerk & Master
By Tiffany Stafford, D.C. 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) **DORLEAN CRUTCHER** 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) **VINOD T. ZAVER, MANGLABEN VS ZAVER.** 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. 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.

CHANCELLOR

APPROVED FOR ENTRY:

Margaret O. Darby #20701
Metropolitan Attorney
108 Metropolitan Courthouse
P. O. Box 196300
Nashville, TN 37219
615-862-6380

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 1st day of November, 2006.

Dorlean Crutcher
2237-2239 Kline Avenue
Nashville, TN 37211

Vinod T. Zaver
Manglaben VS Zaver
914 Murfreesboro Road
Lebanon, TN 37087

Margaret O. Darby

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FILED

2006 SEP 28 PM 1:55

CLERK & MASTER
DAVIDSON CHANCERY CT.

METROPOLITAN GOVERNMENT ETC.

VS.

DELINQUENT TAXPAYERS ETC.
(DORLEAN CRUTCHER)

FILE NO. 06-801-III

CONTROL NO. 123373400

MAP & PARCEL 118-04-0 301.00

REPORT OF SALE

To the Chancellor:

An order was entered in this case on 10TH day of JULY 2006 on page 457 of Tax Minute Book 105 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

2237 KLINE AV
.35 Acres
Map and Parcel Number 118-04-0 301.00
Deed Book 00008127, 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 2005, 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 $657.23 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 III Courtroom in Nashville, at 12:00 o'clock noon, on WEDNESDAY, SEPTEMBER 13, 2006, 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 VINOD T ZAVER & MANGLABEN VS ZAVER for $31,500.00. The purchaser(s) complied by paying $31,500.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 31,500.00
Vinod T. Zaver
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14 DAY OF November 20 06
Deputy Register

Respectfully Submitted,

CRISTI SCOTT

Clerk and Master

By Crystal Sanford
Deputy Clerk and Master

VINOD T ZAVER
MANGLABEN VS ZAVER
914 MURFREESBORO RD
LEBANON TN 37087

FILED

IN THE CHANCERY COURT, PART III, DAVIDSON COUNTY, TENNESSEE

2006 OCT -2 AM 9:27

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, IN ITS OWN BEHALF AND FOR THE USE AND BENEFIT OF THE STATE OF TENNESSEE,

PLAINTIFFS

File No. 06-801-III

vs.

Control No.123373400

DELINQUENT TAXPAYERS AS SHOWN ON THE 2004 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Map & Parcel No. 118-04-0 301.00

DORLEAN CRUTHCER

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 105, Page 457, on July 10, 2006, I find as follows:

1. *The total amount of taxes, interest, penalty and statutory attorney's fee due and payable to the Metropolitan Government on the date of sale, September 13, 2006.*

2003	*$1020.85*
2004	*$902.53*
2005	*$1259.39*
	$3182.77

2. *Court costs due and payable to the Clerk and Master on the date of sale, September 13, 2006.*

$1406.87

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master