MB 106 Pg 654

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

JOHNSON, GEORGE S. & HOWARDIA R.

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

Control No. **116735500**
Map/Parcel **071-11-0 253.00**

Defendant(s)

Davidson County ROS
Recvd: 03/14/07 08:51 5 pg
Fees:28.00 Taxes:54.12
20070314-0030929

I hereby certify that this is a true copy of original instrument filed in my office.
This 14th day of March
CRISTY COX
By

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) **JOHNSON, GEORGE S. & HOWARDIA R.** 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) **LISA B. BROWN** 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 **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
108 Metropolitan Courthouse
P. O. Box 196300
Nashville, TN 37219
615-862-6380

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 14625.96
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14 DAY OF Mar 2007
Deputy Register

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 21st day of February, 2007.

George S. & Howardia R. Johnson
1432 Stainback Avenue
Nashville, TN 37207-5134

Lisa B. Brown
126 Braxton Park Lane
Goodlettsville, TN 37072

METRO MAIL
Metro Trustee's Office

Margaret O. Darby

METROPOLITAN GOVERNMENT ETC. FILE NO. 06-801-III

VS. CONTROL NO. 116735500

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 071-11-0 253.00
(GEORGE S. & HOWARDIA R. JOHNSON)

REPORT OF SALE

To the Chancellor:

An order was entered in this case on DECEMBER 4, 2006, on page 285 of Tax Minute Book 106 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1432 STAINBACK AV
.20 Acres
Map and Parcel Number 071-11-0 253.00
Deed Book , Page
20020301 0026124

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 $200.38 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, JANUARY 10, 2007, 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 LISA B. BROWN for $14,625.96. The purchaser(s) complied by paying $14,625.96.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

Lisa B Brown
126 Braxton Park Ln
Goodlettsville Tn 37072

Shelton, Barbara L (Legal)

From: Stafford, Jeff (Clerk & Master)
Sent: Wednesday, February 07, 2007 1:27 PM
To: Neligan, Regina (Clerk & Master)
Cc: Shelton, Barbara L (Legal); Daniel, Christy (Clerk & Master)
Subject: RE: Report of Sale(s) & No Report of the Clerk & Master to Match

The reason why you don't see a Rpt of C&M is the property was sold for starting bid and starting bid properties I don't have to do the report. Thanks

-Jeff

-----Original Message-----
From: Neligan, Regina (Clerk & Master)
Sent: Wednesday, February 07, 2007 1:21 PM
To: Stafford, Jeff (Clerk & Master)
Cc: Shelton, Barbara L (Legal); Neligan, Regina (Clerk & Master); Sanford, Crystal (Clerk & Master)
Subject: FW: Report of Sale(s) & No Report of the Clerk & Master to Match

I haven't checked the sale book but can you look at this for Barbara? It may be this was a starting bid. Thanks.

-----Original Message-----
From: Shelton, Barbara L (Legal)
Sent: Wednesday, February 07, 2007 1:11 PM
To: Neligan, Regina (Clerk & Master); Sanford, Crystal (Clerk & Master)
Cc: Shelton, Barbara L (Legal)
Subject: Report of Sale(s) & No Report of the Clerk & Master to Match

Hello ladies,

I have received a Report of Sale on the following:
George S. & Howardia R. Johnson
James E. Warren, ET UX & A. G. Hatcher, III

Missing the Report of the Clerk & Master on the following:
George S. & Howardia R. Johnson
James E. Warren, ET UX & A. G. Hatcher, III

I will hold the Report of Sale the 2 property owners above unti the Report of the Clerk & Master is received.

Please advise.

Thanks,

Barbara L. Shelton, Paralegal
Metropolitan Department of Law
108 Metropolitan Courthouse
P. O. Box 196300
Nashville, TN 37219-6300
(615) 862-6380 Tel
(615) 862-6352 Fax

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