MB 107 Pg 729

**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 **2005** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

**ZACK BROWN**

**Control No.** **149345**
**Map/Parcel** **07105020100**

Defendant(s)

File - Tax Civil Action
Number **07-539-IV**

**Notice of Entry Requested**

Davidson County ROS
Recvd: 10/17/07 09:42 5 pgs
Fees:28.00 Taxes:21.09
20071017-0122951

I hereby certify that this is a true copy of original thereof filed in my office.
This 27th day of September 2007
CHRISTOPHER TODD, Clerk & Master
By D.C.&M.

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

2007 SEP 25 PM 2:40

FILED

**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) **ZACK BROWN** 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) **TERRELL STARKS** 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 **2007** 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:

J. Brooks Fox, # 16096
Elizabeth A. Sanders, # 23873
Jenny L. Hayes, # 24480
Assistant Metropolitan Attorney
Metropolitan Courthouse, Suite 108
P. O. Box 196300
Nashville, TN 37219
615-862-6380

*IN THE CHANCERY COURT, PART III, 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,*

*PLAINTIFFS*

*File No. 07-539-IV*

*vs.*

*Control No. 149345*

*DELINQUENT TAXPAYERS AS SHOWN ON THE 2005 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY*

*Map & Parcel No. 071-05-0 201.00*

*ZACK BROWN*

*DEFENDANTS*

FILED
2007 JUL 25 PM 12:07
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

## REPORT OF THE CLERK AND MASTER

*TO THE CHANCELLOR:*

*Pursuant to the Order of Reference entered in Tax Minute Book 107, Page 18, on May 24, 2007, 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, July 11, 2007.*

| | |
|---|---|
| *2003* | *$183.65* |
| *2004* | *$188.59* |
| *2005* | *$286.45* |
| *2006* | *$189.08* |
| | *$847.77* |

2. *Court costs due and payable to the Clerk and Master on the date of sale, July 11, 2007.*

*$864.53*

*Respectfully submitted,*
*CRISTI SCOTT*
*Clerk and Master*

*By* _____
*Deputy Clerk and Master*

METROPOLITAN GOVERNMENT ETC. FILE NO. 07-539-IV

VS. CONTROL NO. 149345

DELINQUENT TAXPAYERS ETC. (ZACK BROWN ET AL) MAP & PARCEL No: 071-05-0 201.00

# REPORT OF SALE

To the Chancellor:

An order was entered in this case on MAY 24, 2007, on page 18 of Tax Minute Book 107 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1810 GLADE ST.
.14 Acres
Map and Parcel Number 071-05-0 201.00
Deed Book , Page or Instrument Number
00006627 0000368

2007 JUL 10 PM 12:42

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 2006, 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 $175.88 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 mezzanine of the Historic Courthouse, 1 Public Square in Nashville, at 12:00 o'clock noon, on WEDNESDAY, JULY 11, 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 TERRELL STARKS for $5,700.00. The purchaser(s) complied by paying $5,700.00.

Respectfully Submitted,

CRISTI SCOTT

Clerk and Master

By _____

Deputy Clerk and Master

Terrell Starks
1456 County Hospital Road
Nashville TN 37218

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 5700.00

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Oct 20 07

_____
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 21 day of September, 2007.

Terrell Starks
1456 County Hospital Road
Nashville, TN 37218

Zack Brown et al
3397 Emery Rd
ATTN: Mrs. Zack Brown
Murfreesboro, TN 37130

**METRO MAIL**

Metropolitan Trustee
Metropolitan Assessor

Jenny L. Hayes

Jenny L. Hayes

R:\L\L\L-14000+\L-14518\Orders-Final Confirming Sale\Final Decree '05 (Zack Brown).doc