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,

KERNS, STEPHEN T.

Control No. **1840-1600**
Map/Parcel **074-04-0 117.00**

Defendant(s)

RECEIVED
AUG 30 2006
DAV. CO. CHANCERY COURT

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

FILED
2006 SEP 11 PM 3:
DAVIDSON CO. CHANCERY COURT
CLERK & MASTER

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE
THIS 11th DAY OF October 2006
CRISTI SCOTT, CLERK & MASTER
BY Christy R. Daniels
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) **STEPHEN T. KERNS** 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 REALITY, LLC, WELLS FARGO FOOTHILL AS SECURED PARTY** subject to the equity of redemption. Responsible Party:

Tobano Reality, LLC, Wells Fargo Foothill as Secured Party
P.O. Box 623517
Orlando, FL 32886-3517

R:\LL\L\L-14000+\L-14324\Orders\Final Decree Confirming Sale\Final Decree '04 (Kerns).doc

Davidson County ROS
Recvd: 10/22/07 13:59 5 pgs
Fees:28.00 Taxes:173.90
20071022-0124960

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
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 30th day of August 2006.

Stephen T. Kerns
592 Lakeshore Dr.
Old Hickory, TN 37138

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.
(Stephen T Kerns)

File No. 06-801-III

Control No. 118401600

Map & Parcel 074-04-0 117.00

FILED
2006 SEP 28 P 2:32
DAVIDSON COUNTY CHANCERY COURT

DUPLICATE REPORT OF SALE

To the Chancellor:

An order was entered in this case on June 5, 2006, on page 7 of Tax Minute Book 105, directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

739 LINDEN GREEN
.37 Acres
Map and Parcel Number 074-04-0 117.00
Deed Book 00009373, Page 0000833

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 $1422.34 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. (MetroCenter) in the Part III Courtroom in Nashville, at 12:00 o'clock noon, on WEDNESDAY, JULY 12, 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 TOBANO REALTY, LLC, WELLS FARGO FOOTHILL AS SECURED PARTY for $47,000.00. The purchaser(s) complied by paying $47,000.00.

Respectfully Submitted,
CLAUDIA C. BONNYMAN
Clerk and Master

By _____
Deputy Clerk and Master

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

OATH OF CONSDIERATION

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $47,000.00 (forty-seven thousand), which amount is equal to or greater than that which the property would command at a fair voluntary sale.

Affiant

Subscribed and sworn before me
this 4th day of Oct , 2007.

Notary Public
My Commission Expires 2/27/2010

JENNIFER KULEJA
Comm# DD0487848
Expires 2/27/2010
Florida Notary Assn., Inc