M.B. 108 Pg 75

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,

JAMES M. EWING

Control No. 196779
Map/Parcel 09205023100

Defendant(s)

Davidson County ROS
Recvd: 03/18/08 10:35 5 pgs
Fees:28.00 Taxes:12.95
20080318-0027157

File - Tax Civil Action
Number 07-539-IV

Notice of Entry Requested

2008 FEB 29 AM 11:45
CLERK AND MASTER
DAVIDSON CHANCERY CT
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) **JAMES M. EWING** 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) **AFFORDABLE DREAMS INC** 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 **2008** 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:

Jenny L. Hayes, # 24480
J. Brooks Fox, # 16096
Elizabeth A. Sanders, # 23873
Assistant Metropolitan Attorneys
Metropolitan Courthouse, Suite 108
P. O. Box 196300
Nashville, TN 37219
615-862-6343

I hereby certify that the foregoing is a true copy of original instrument filed in this office.
This [illegible] 2008
RISTEN [illegible]
By [illegible] D.C.

R:\LDL\L-14000+\L-14518\Orders\Final Confirming Sale\Final Decree '05 (Joseph Morelli).doc

METROPOLITAN GOVERNMENT ETC.

VS.

DELINQUENT TAXPAYERS ETC.
(JAMES M EWING)

FILE NO. 07-539-IV

CONTROL NO. 196779

MAP & PARCEL 092-05-0 231.00

REPORT OF SALE

To the Chancellor:

An order was entered in this case on 27TH day of NOVEMBER 2007 on page 324 of Tax Minute Book 108 directing the Clerk and Master to sell the following described property:

2008 JAN 29 PM 1:39

Land in Davidson County, Tennessee

911 31ST AV N
.09 Acres
Map and Parcel Number 092-05-0 231.00
Deed Book 00007455, Page 0000279

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 $87.94 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 IV Courtroom in Nashville, at 12:00 o'clock noon, on WEDNESDAY, JANUARY 23, 2008, 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 AFFORDABLE DREAMS INC for $3,500.00. The purchaser(s) complied by paying $3,500.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 3500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 1st DAY OF March 2008

Deputy Register

Respectfully Submitted,

CRISTI SCOTT

Clerk and Master

By _____

Deputy Clerk and Master

AFFORDABLE DREAMS INC
P O BOX 1544
ANTIOCH TN 37011

FILED

2008 JAN 30 AM 8:27

CLERK & MASTER
DAVIDSON CO CHANCERY CT.

D.C.&M.

IN THE CHANCERY COURT, PART IV, 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. 196779

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

Map & Parcel No. 092-05-0 231.00

JAMES M. EWING

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 108, Page 324, on November 27, 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, January 23, 2008.*

2005	*$175.19*
2006	*$102.47*
2007	*$87.95*
	$365.61

2. *Court costs due and payable to the Clerk and Master on the date of sale, January 23, 2008.*

$661.38

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

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 22 day of February, 2008.

James M. Ewing
201 Twiggs Corner
Peachtree City, GA 30269

Occupant or Property Owner
911 31st Ave N
Nashville, TN 37209

Affordable Dreams
P.O. Box 1544
Antioch, TN 37011

METRO MAIL

Metropolitan Trustee
Metropolitan Assessor

Jenny L. Hayes
Jenny L. Hayes