MB 108 Pg 682

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

Davidson County ROS
Recvd: 06/19/08 09:34 5 pgs
Fees:28.00 Taxes:192.40
20080619-0063066

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,

SAUL REYNA-CASTRO

Control No. 90707
Map/Parcel 162120B00800CO

Defendant(s)

NF

File - Tax Civil Action
Number 07-539-IV

Notice of Entry Requested

FILED
2008 FEB 14 PM 12:37
DAVIDSON COUNTY CHANCERY CT.
D.C.&M.

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) **SAUL REYNA-CASTRO** 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) **CHAN MCCULLOUGH** 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:

Jenny L. Hayes

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 this is a true copy of original instrument filed in my office.
This 14th day of February, 20 08
CRISTI SCOTT, Clerk & Master
By: Deputy Clerk

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 8 day of February, 2008.

Chan McCullough
905 Travelers Ct
Nashville, TN 37220

← Tax Bills & New Owner

Saul Reyna-Castro
1345 Bell Rd #304
Antioch, TN 37013

METRO MAIL

Metropolitan Trustee
Metropolitan Assessor

Jenny L. Hayes
Jenny L. Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 52,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 19 DAY OF June 20 08
Deputy Register

R:\L\L\L-14000+\L-14518\Orders\Final Confirming Sale\Final Decree '05 (Saul Reyna-Castro).doc

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

VS. CONTROL NO. 90707

DELINQUENT TAXPAYERS ETC. (SAUL REYNA-CASTRO) MAP & PARCEL No: 162120B 0800CO

REPORT OF SALE

To the Chancellor:

An order was entered in this case on NOVEMBER 2, 2007, on page 85 of Tax Minute Book 108 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1345 BELL RD 304
0 Acres
Map and Parcel Number 162120B 00800CO
Deed Book , Page or Instrument Number
20050127 0010091

2007 DEC 28 PM 12:48

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 $1936.97 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, DECEMBER 19, 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 CHAN McCULLOUGH for $52.000.00. The purchaser(s) complied by paying $52,500.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

Chan McCullough
905 Travelers Ct
Nashville TN 37220

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

FILED
2008 JAN -7 AM 9:51
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

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

PLAINTIFFS

vs.

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

SAUL REYNA-CASTRO

DEFENDANTS

File No. 07-539-IV

Control No. 90707

Map & Parcel No. 162120B 00800CO

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 108, Page 85, on November 02, 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, December 19, 2007.*

2005	*$2788.82*
2006	*$2227.47*
2007	*$1936.97*
	$6953.26

2. *Court costs due and payable to the Clerk and Master on the date of sale, December 19, 2007.*

$1434.52

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master