MB 117 @ 721

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

Davidson County ROS
Recvd: 06/20/08 10:41 6 pg
Fees:33.00 Taxes:333.00
20080620-0063602

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,

JNP, LLC

Control No. **165761**
Map/Parcel **07500015600**

Defendant(s)

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

Notice of Entry Requested

I hereby certify that this is a true copy of original instrument filed in my office.
This 27th day of September 2007
CRISTI COLE, Clerk & Master
By _____ Deputy

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

FILED
2007 SEP 25 PM 2:40

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) **JNP, LLC** 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 REALTY, LLC** 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. Responsible Party: → Tobano Realty, LLC, Wells Fargo Foothill as Secured Party
Send tax bills to: → P.O. Box 863517
Orlando, FL 32886-3517

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

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 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

vs.

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

JNP, LLC.

DEFENDANTS

File No. 07-539-IV

Control No. 165761

Map & Parcel No. 075-00-0 156.00

FILED
2007 AUG 22 AM 3:57
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 81, on June 19, 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, August 8, 2007.*

2005	*$6262.54*
2006	*$4944.34*
	$11206.88

2. ***Court costs due and payable to the Clerk and Master on the date of sale, August 8, 2007.***

$1884.99

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By Jeffrey Stafford
Deputy Clerk and Master

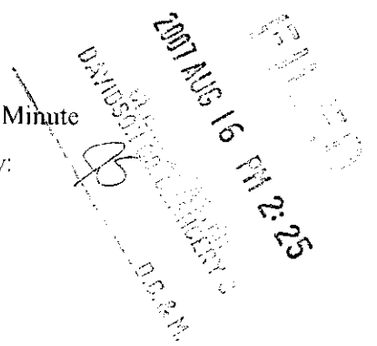
METROPOLITAN GOVERNMENT ETC. FILE NO. 07-539-IV

VS. CONTROL NO. 165761

DELINQUENT TAXPAYERS ETC. (JNP, LLC) MAP & PARCEL No: 075-00-0 156.00

REPORT OF SALE

To the Chancellor:



An order was entered in this case on JUNE 19, 2007, on page 81 of Tax Minute Book 107 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

4209 HERMITAGE RD
.90 Acres
Map and Parcel Number 075-00-0 156.00
Deed Book , Page or Instrument Number
20030304 0028485

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 $4,536.11 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, AUGUST 8, 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 TOBANO REALTY, LLC, WELLS FARGO FOOTHILL as Sec. Party for $90,000.00. The purchaser(s) complied by paying $90,000.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

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

CERTIFICATE OF SERVICE

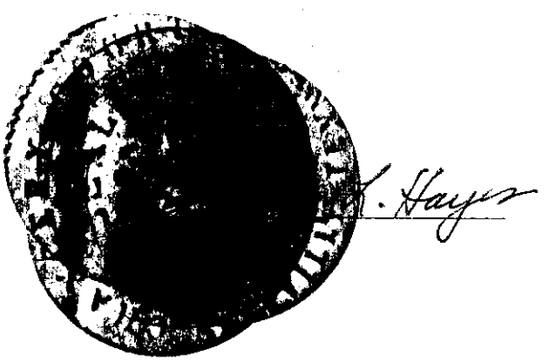
I hereby certify that a true and correct copy of the foregoing ***Final Decree Confirming Sale*** has been forwarded by U.S. Mail to the following, this 21 day of September, 2007.

Tobano Realty, LLC
P.O. Box 863517
Orlando, FL 32886-3517

JNP, LLC
4414 Lebanon Pike
Hermitage, TN 37076

METRO MAIL

Metropolitan Trustee
Metropolitan Assessor



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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 $90,000.00 (ninety 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 12 day of June, 2008.

Notary Public
My Commission Expires 2/27/2010

JENNIFER KULESA
Notary Public
State of Florida
My Commission Expires 2/27/2010
Commission No. DD0487846
Florida Notary Assn. Inc