MB III 15 561

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

Dav. Co. Chancery Court

I hereby certify that this is a true copy of original instrument filed in my office.
This 24th day of Oct 2008
CRISTI SCOTT, Clerk & Master
By _____ Deputy

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

Plaintiff,

v.

DELINQUENT TAXPAYERS AS SHOWN ON THE **2006** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

COLEMAN REALTY COMPANY, INC.

Control No. **85595**
Map/Parcel **06001001300**

Defendant(s)

File - Tax Civil Action Number **08-572-I**

Notice of Entry Requested

Davidson County ROS
Recvd: 10/21/08 14:33 6 pg
Fees:33.00 Taxes:22.20
20081021-0105627

2008 SEP 15 AM 12:02

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) **COLEMAN REALTY COMPANY, INC.** 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 be vested into the purchaser(s) **VORTEX REAL ESTATE SERVICES, 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 Final Decree for

property while it was under the jurisdiction and control of the Chancery Court, after the Decree for Sale was entered, but prior to this Final Decree being signed and available for recording by the tax sale purchaser. Tenn. Code. Ann. § 66-3-101.

The costs of the said deed or certified Final 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:

Lora B. Fox, # 17243
Jeff Campbell, # 22455
Jenny L. Hayes, # 24480
Assistant Metropolitan Attorneys
Metropolitan Courthouse, Suite 108
P. O. Box 196300
Nashville, TN 37219
615-862-6343

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 5 day of September, 2008.

Coleman Realty Company, Inc.
3610 Nolensville Rd.
Nashville, TN 37211

Vortex Real Estate Services, Inc.
P.O. Box 58293
Nashville, TN 37205

METRO MAIL

Metropolitan Trustee
Metropolitan Assessor

Jenny L. Hayes, Esquire

METROPOLITAN GOVERNMENT ETC. FILE NO. 08-572-I

VS. Bill NO. 85595

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 06001001300
(Coleman Realty Company, Inc.)

REPORT OF SALE

To the Chancellor:

An order was entered in this case on May 20th, 2008 on page 457 of Tax Minute Book 109 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

0 Ewing
1.38 Acres
Map and Parcel Number 06001001300
Deed Book , Page or Instrument Number
20010712 0074498

FILED
2008 JUL 30 PM 2:23
CLERK & MASTER
DAVIDSON CO. CHANCERY
D.C.

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 2007, 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 $11.74 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 23rd, 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 Vortex Real Estate Services Inc. for $6,000.00. The purchaser(s) complied by paying $6,000.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 6,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 31ST DAY OF OCT 2008
Deputy Register

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

Vortex Real Estate Services Inc.
P.O. Box 58293
Nashville, TN 37205

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

vs.

DELINQUENT TAXPAYERS AS SHOWN ON THE 2006 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

COLEMAN REALTY COMPANY, INC.

DEFENDANTS

File No. 08-572-I

Bill No. 85595

Map & Parcel No. 06001001300

FILED
2008 JUL 30 PM 2:55
DAVIDSON COUNTY CT.

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 109, Page 457, on May 20, 2008, 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 23, 2008.***

2005	*$66.22*
2006	*$64.62*
2007	*$12.64*
	$143.48

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

$860.07

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

Clerk and Master's Office, Chancery Court of Davidson County, TN

Cristi Scott, Clerk and Master

General Receipt Number	223870	**Receipt Date**	21-Oct-08
Received From	Vortex Real Estate Services Inc.		
Case Number	08-572-I	**Case Style**	Metro v DTP (Coleman Realty Group) 06001001300

Funds Held in Trust	
Funds Held in Trust Notes	
From Savings	
State Tax on Litigation	
County Tax on Litigation	
Clerk and Master Fees	$7.50
Clerk and Master Fee Notes	Confirmation of Sale
Davidson Co. Sheriff Fees	
Davidson Co. Sheriff's Garnishment Fees and/or Commission	
Special Officer Fees	
Special Officer	
Special Officer Fees	
Special Officer	
Process Refund	
Process Refund to	
Process Refund	
Process Refund to	
Witness Fees	
Witness Fees to	
Miscellaneous	
Other Notes	
Total Received	**$7.50**

Cristi Scott, Clerk and Master

BY: CK