NB 112 Pg 348

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,

KENNETH & JAREETA RANKINS

Control No: **122602**
Map/Parcel: **053090B12600CO**

Defendant(s)

RECEIVED
NOV 10 2008
Dav. Co. Chancery Court

NF

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

Notice of Entry Requested

Davidson County ROS
Recvd: 12/23/08 15:21 5 pgs
Fees:28.00 Taxes:185.00
20081223-0122534

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

FILED
2008 NOV 17 PM 12:22

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) **KENNETH & JAREETA RANKINS** 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) **CHAN MCCULLOUGH & HOMETRUST PARTNERS,** 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 registration. This Final Decree shall convey good title to the tax sale purchaser(s) against any conveyance of the 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:

J. Brooks Fox, # 16096
Elizabeth A. Sanders, # 23873
Jenny L. Hayes, # 24480
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 25th day of November 2008
CRIST SCOTT, Clerk & Master
By Deputy

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 10 day of November, 2008.

Kenneth & Jareeta Rankins
1250 Cheyenne Ct
Madison, TN 37115

Chan McCullough & Hometrust Partners
905 Travelers Ct
Nashville, TN 37220

New Owner & Tax Bills

METRO MAIL

Metropolitan Trustee
Metropolitan Assessor

Jenny L. Hayes

Jenny L. Hayes, Esquire

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 50,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF Dec 20 08

Deputy Register

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

VS. CONTROL NO. 122602

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 053090B12600CO
(KENNETH & JAREETA RANKINS)

REPORT OF SALE

To the Chancellor:

An order was entered in this case on MARCH 10, 2007, on page 18 of Tax Minute Book 109 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1250 CHEYENNE CT
.2 Acres
Map and Parcel Number 053090B 12600CO
Deed Book , Page or Instrument Number
20050531 0060931

FILED
2008 AUG 13 PM 12:35
CLERK & MASTER
DAVIDSON COUNTY, TN

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 $1272.50 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, JUNE 18, 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 CHAN McCULLOUTH, 1/2 UNDIVIDED INTEREST, AND HOMETRUST PARTNERS, 1/2 UNDIVIDED INTEREST, for $50,000.00. The purchaser(s) complied by paying $50,000.00.

Respectfully Submitted,

CRISTI SCOTT

Clerk and Master

By _____

Deputy Clerk and Master

905 Travelers Ct
Nashville TN 37220

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

FILED

2008 SEP -9 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

File No. 07-539-IV

vs.

Control No. 122602

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

Map & Parcel No. 053090B 12600CO

KENNETH & JAREETA RANKINS

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 109, Page 18, on March 10, 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, June 18, 2008.***

2005	*$1982.37*
2006	*$2410.39*
2007	*$1868.21*
	$6260.97

2. ***Court costs due and payable to the Clerk and Master on the date of sale, June 18, 2008.***

$1517.83

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By
Deputy Clerk and Master