MB 112 Pg 419

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

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,

MARIA VICTORIA MANCIA

Control No: **130967**
Map/Parcel: **052040C02900CO**

Defendant(s) PICK-UP

RECEIVED
NOV 26 2008
Dav. Co. Chancery Court

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

Notice of Entry Requested

Davidson County ROS
Recvd: 01/13/09 09:29 5 pgs
Fees:28.00 Taxes:155.40
20090113-0003051

FILED
2008 DEC 15 PM 3:33
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
DC&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) **MARIA VICTORIA MANCIA** 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) **FESMIRE INVESTMENTS, L.P.,** 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 **2009** 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

I hereby certify that this is a true copy of original instrument filed in my office.
This 16th day of [illegible] 2008
CRISTI SCOTT, Clerk & Master
By [illegible] 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 26 day of November, 2008.

Property Owner or Resident
700 Gilead Ct
Madison, TN 37115

Maria Victoria Mancia
1820 Pallas Dr
Madison, TN 37115

Fesmire Investments, L.P.
52 Green View
Nashville, TN 37205

METRO MAIL

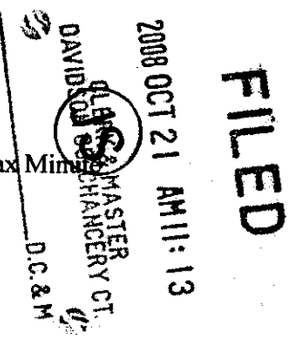
Metropolitan Trustee
Metropolitan Assessor

Jenny L. Hayes

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

VS. Bill NO. 130967

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 052040C02900CO
(Maria Victoria Mancia)



REPORT OF SALE

To the Chancellor:

An order was entered in this case on August 11th, 2008 on page 786 of Tax Minute Book 110 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

700 Gilead
0.17 Acres
Map and Parcel Number 052040C02900CO
Deed Book , Page or Instrument Number
20060123 0008249

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 $1158.46 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, October 15th, 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 Fesmire Investments for $42,000.00. The purchaser(s) complied by paying $42,000.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 42,000
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF January 20 09
Deputy Register

Respectfully Submitted,

CRISTI SCOTT

Clerk and Master

By _____

Deputy Clerk and Master

Fesmire Investments L.P.
52 Green View
Nashville, TN 37205

FILED

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

2008 OCT 24 PM 4:20

CLERK & MASTER
DAVIDSON COUNTY CHANCERY CT.
JS
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. 08-572-I

Control No. 130967

Map & Parcel No. 052040C 02900CO

vs.

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

MARIA VICTORIA MANCIA

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 110, Page 786, on August 11, 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, October 15, 2008.***

2006	*$1670.56*
2007	*$1297.52*
2008	*$1158.48*
	$4126.56

2. ***Court costs due and payable to the Clerk and Master on the date of sale, October 15, 2008.***

$1331.99

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By: Deputy Clerk and Master