MB 112 Pg 204

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,

MARION J. PHILLIPS, SR. ETUX

Control No: 95835
Map/Parcel: 06904022500

Defendant(s)

RECEIVED
JAN 21 2009
Dav. Co. Chancery Court

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

Notice of Entry Requested

BILL GARRETT, Davidson County
Trans:T20090021887 ROS
Recvd: 04/02/09 13:02 5 pgs
Fees:28.00 Taxes:17.39
20090402-0029815

FILED
2009 JAN 28 PM 12:01
DAVIDSON CO. CLERK & MASTER CHANCERY CT.
BC&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) **MARION J. PHILLIPS, SR. ETUX** 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) **KIRKLAND R. VINCENT & KAY M. VINCENT,** 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:

Jenny L. Hayes

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 4th day of [illegible] 2009
CRIS D. 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 21 day of January, 2009.

Property Owner or Resident
3434 W Hamilton Ave
Nashville, TN 37218

Marion J. Phillips, Sr. etux
425 E. Piney Rd.
Dickson, TN 37055

Kirkland R. Vincent & Kay M. Vincent
2084 Old Dixie Hwy
Dayton, TN 37321

METRO MAIL

Metropolitan Trustee
Metropolitan Assessor

Jenny L. Hayes

Jenny L. Hayes

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

VS. Bill NO. 95835

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 06904022500
(Phillips, Marion J., Sr. Et ux)

REPORT OF SALE

To the Chancellor:

FILED
2008 DEC 16 PM 2:41
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
JS
D.C. & M.

An order was entered in this case on October 14th, 2008 on page 85 of Tax Minute Book 112 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

3434 Hamilton W. Ave
0.72 Acres
Map and Parcel Number 06904022500
Deed Book, Page or Instrument Number
00009104 0000268

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 $1101.15 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 10th, 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 Kirkland and Kay Vincent for $4,700.00. The purchaser(s) complied by paying $4,700.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 4,700.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 2nd DAY OF April 20 09
D Wells
Deputy Register

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

Kirkland R. Vincent
Kay M. Vincent
2084 Old Dixie Hwy
Dayton, TN 37321

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

FILED
2008 DEC 19 PM 12:56
CLERK & MASTER
DAVIDSON CO. 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

vs.

Control No. 95835

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

Map & Parcel No. 069-040-225.00

MARION J. PHILLIPS, SR. ET UX

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 112, Page 85, on October 14, 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, December 10, 2008.***

2004	*$400.43* ✓
2005	*$393.61* ✓
2006	*$355.52* ✓
2007	*$246.78*
2008	*$214.58*
	$1610.92

1971.13

2. ***Court costs due and payable to the Clerk and Master on the date of sale, December 10, 2008.***

$821.57 ✓

Costs
04 6.10
05 15.60
06 799.87

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

12-22-08