MB 115 Pg631

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 2005 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,

PHILLIP CRAWFORD CALLIS ETUX

Control No: 119374
Map/Parcel: 05205016600

Defendant(s)

RECEIVED
AUG 2 1 2009
Dav. Co. Chancery Court

NF

File - Tax Civil Action
Number 07-539-IV

Notice of Entry Requested

FILED
2009 AUG 28 AM 11:07
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.M.

FINAL DECREE CONFIRMING SALE TO THE METROPOLITAN GOVERNMENT

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) **PHILLIP CRAWFORD CALLIS 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) the **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,** subject to the equity of redemption and that this cause be dismissed and all remaining taxes should be removed from the tax rolls of the Metropolitan Government of Nashville and Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090065965 ROS
Recvd: 09/28/09 15:17 4 pgs
Fees:22.00 Taxes:0.00
20090928-0090015

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.

All other matters are reserved.

The Report of Sale of the Clerk and Master follows and is incorporated herein.

Russell T. Perkins
CHANCELLOR

APPROVED FOR ENTRY:

Jenny L. Howard
J. Brooks Fox, # 16096
Christopher M. Lackey # 26419
Jenny L. Howard, #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 ___ day of ___, 2009
CRISTY SCOTT, Clerk & Master
By: ___ Deputy

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing ***Final Decree Confirming Sale to the Metropolitan Government*** has been forwarded by U.S. Mail to the following, this 21st day of August, 2009.

Phillip Crawford Callis
PO Box 160784
Nashville, TN 37216

METRO MAIL

Metropolitan Trustee
Metropolitan Assessor
Finance – Public Property Administration

Jenny L. Howard
Jenny L. Howard

632 A

METROPOLITAN GOVERNMENT ETC.

VS.

DELINQUENT TAXPAYERS ETC.
(PHILLIP CRAWFORD CALLIS, ET UX)

FILE NO. 07-539-IV

CONTROL NO. 119374

MAP & PARCEL 052-05-0 166.00

FILED
2009 JUL 23 AM 11:06
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

REPLACEMENT REPORT OF SALE

To the Chancellor:

An order was entered in this case on APRIL 16, 2007, on page 299 of Tax Minute Book 109 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

HARVARD AVE
.2 Acres
Map and Parcel Number 052-05-0 166.00
Deed Book , Page
00004529 0000773

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 $15.15 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 of the historic Metro Courthouse, One Public Square, in Nashville, Tennessee, 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 THE METROPOLITAN GOVERMENT OF NASHVILLE AND DAVIDSON COUNTY for $525.61. The purchaser(s), being the beneficiary of the sale complied by paying costs only, which has been done.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master