MB 115 Pg 693

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 **2007** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

VENTURE PROPERTIES

Control Number: 169826
Map & Parcel No: 11911007400

RECEIVED
SEP 29 2009
Dav. Co. Chancery Court

REAL PROPERTY

Tax Civil Action
No. **09-487-II**

FILED
2009 OCT -7 PM 2:39
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

BILL GARRETT, Davidson County
Trans:T20090071583 ROS
Recvd: 10/21/09 11:55 5 pgs
Fees:28.00 Taxes:65.12
20091021-0097266

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) **VENTURE PROPERTIES** 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) **JIM A. ATTAR & MAHMOUD SAJJADI,** 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.

Carol L McCoy
CHANCELLOR

APPROVED FOR ENTRY:

Jenny L. Howard
Lora B. Fox, # 17243
Jeff Campbell, # 22455
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 27 day of October 2009
Clerk & Master
Deputy

FILED

2009 SEP -4 AM 9:12

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

IN THE CHANCERY COURT, PART II, 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 2007 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

VENTURE PROPERTIES

DEFENDANTS

File No. 09-487-II

Control No. 169826

Map & Parcel No. 119-11-0 074.00

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 113, Page 717 on June 09, 2009, 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, August 26, 2009.*

2007	*$1346.55*
2008	*$1032.64*
	$2379.19

2. *Court costs due and payable to the Clerk and Master on the date of sale, August 26, 2009.*

$1050.11

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

CP

METROPOLITAN GOVERNMENT ETC. FILE NO. 09-487-II

VS. BILL NO. 169826

DELINQUENT TAXPAYERS ETC. (VENTURE PROPERTIES) MAP & PARCEL No: 11911007400

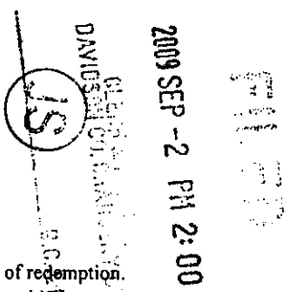
REPORT OF SALE

To the Chancellor:

An order was entered in this case on JUNE 9, 2009, on page 717 of Tax Minute Book 113 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

2811 ENNIS RD
0.43 Acres
Map and Parcel Number 11911007400
Deed Book , Page 19991208 0300994



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 2008, 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 $1203.16 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 on the ground floor in the jury assembly room of the Metropolitan Courthouse, in Nashville, at 12:00 o'clock noon, on WEDNESDAY, AUGUST 26, 2009, 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 JIM A. ATTAR AND MAHMOUD SAJJADI for $17,600.00. The purchaser(s) complied by paying $17,600.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

Jim A. Attar and Mahmoud Sajjadi
1053 Walnut Bend Lane
Brentwood Tn 37027

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 29th day of September, 2009.

Venture Properties
700 Craighead St , # 103
Nashville, TN 37204

Jim A. Attar & Mahmoud Sajjadi owner & tax bills
1053 Walnut Bend Lane
Brentwood, TN 37027

METRO MAIL

Metropolitan Trustee
Metropolitan Assessor

Jenny L. Howard
Jenny L. Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 17,600.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF Oct 20 09

Deputy Register