JJB 114 Pg 231

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

BILL GARRETT, Davidson County
Trans:T20100009473 ROS
Recvd: 02/17/10 12:17 5 pgs
Fees:28.00 Taxes:3.70
20100217-0012098

FILED
2009 SEP -3 AM 11:07
DAVIDSON COUNTY CLERK & MASTER CHANCERY CT.
RECEIVED
AUG 26 2009
Dav. Co. Chancery Court

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY IN IT 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,

RANDALL PHILLIPS BLDRES & PHILHALL CORP.

Control No: 189655
Map/Parcel: 13616000700

Defendant(s)

File - Tax Civil Action Number 08-572-I

Notice of Entry Requested

I hereby certify that this is a true copy of original instrument filed in my office.
This 8th day of September 2009
CRISTI SCOTT, Clerk & Master
By _____ Deputy

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) RANDALL PHILLIPS BLDRES & PHILHALL CORP. 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) ANISH NAJHAWAN, 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.

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

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 26th day of August, 2009.

Anish Najhawan — ~~Ov~~ NEW OWNER and Send TAX BILLS To
2252 Edge-O-Lake
Antioch, TN 37013

Randall Phillips Bldrs. & Philhall Corp.
2910 Kraft Drive
Nashville, TN 37204

METRO MAIL

Metropolitan Trustee
Metropolitan Assessor

Jenny L. Howard
Jenny L. Howard

METROPOLITAN GOVERNMENT ETC. File No. 08-572-I

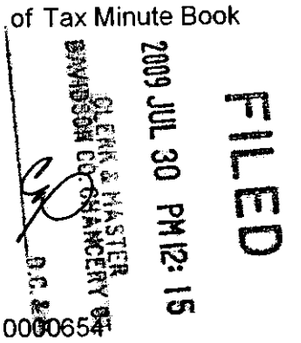
vs. Bill No. 189655

DELINQUENT TAXPAYERS ETC. Map & Parcel No. 13616000700
(RANDALL PHILLIPS BLDRS. & PHILHALL CORP.)

REPLACEMENT REPORT OF SALE

To the Chancellor:

An order was entered in this case on October 14, 2008, on page 87 of Tax Minute Book 112 directing the Clerk and Master to sell the following described property:



Land in Davidson County, Tennessee

0 FOLKSTONE DR
.15 Acres
Field Book Number
Map and Parcel Number 13616000700
Deed Book & Page/Instrument No 00004867 00000654

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 $3.24 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 Courthouse in Nashville, at 12:00 o'clock noon, on WEDNESDAY, DECEMBER 10, 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 ANISH NAJHAWAN for $1,000.00. The purchaser(s) complied by paying $1,000.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

2252 Edge-O-Lake Antioch TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 1000

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Feb 20 10

_____
Deputy Register

IN THE CHANCERY COURT, PART I, 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 2006 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

RANDALL PHILLIPS BLDRS. & PHILHALL CORP.

DEFENDANTS

File No. 08-572-I

Bill No. 189655

Map & Parcel No. 13616000700

FILED
2009 JUL 30 PM 12: 15
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.

REPLACEMENT REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 112, Page 87, 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.***

2006	*$52.13*
2007	*$ 3.24*
2008	*$ 2.36*
	$ 57.73

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

$429.87

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master