IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

300

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

ROSELLA JACKSON

Control Number: 103714 .
Map & Parcel No: 08313043500

RECEIVED
APR 15 2010
Dav. Co. Chancery Court

REAL PROPERTY

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

FILED
2010 APR 20 PM 2
CLERK & MASTER
DAVIDSON CO. CHANCERY COURT

BILL GARRETT, Davidson County
Trans:T20100032139 ROS
Recvd: 05/27/10 16:10 5 pgs
Fees:28.00 Taxes:90.65
20100527-0041135

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE
THIS 13th DAY OF [illegible] 2010
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) **ROSELLA JACKSON** 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) **NIGEL HODGE** 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 accordance with the Order Amending the Report of the Clerk and Master.

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

302 RECEIVED C37

FEB - 4 2010

Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR 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,
Plaintiff,
v.

DELINQUENT TAXPAYERS AS SHOWN ON THE 2007 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,
Rosella Jackson,
Defendant(s)

Tax Civil Action No. 09-487-II

Control No. 108714

FILED
2010 FEB 11 PM 2:24
CLERK & MASTER
DAVIDSON CO. CHANCERY CT

- FIELD BOOK NUMBER - - LOCATION OF THE PROPERTY - - MAP & PARCEL -
23W 03965 1511 LILLIAN ST 083-13-0 435.00

ORDER AMENDING THE REPORT OF THE CLERK AND MASTER

The Report of the Clerk and Master entered October 20, 2009, is amended to 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 the sale, September 30, 2009 shall conform with the attached January 23, 2009 Agreed Order entered in a lawsuit brought to collect a demolition lien on the lawsuit, Davidson County Chancery No. 05-1246-I and be paid as follows:

   - The Register of Deeds shall be paid $36 for release of the vegetation and demolition liens.

   - The Clerk and Master shall be paid for all court costs due and payable on the date of sale, September 30, 2009.

   - The Metropolitan Government will accept $8,000 for to resolve all taxes, liens, penalties, and interest it is owed on the property, to be applied as follows:

     i. Payment of $791.43 to cover the base amount of taxes ($263.81 each) for the 2005, 2006 and 2007 taxes,

     ii. Payment of $655.20 and $353.95 for the base amounts of the two vegetation liens,

iii. Any funds remaining shall be applied to payment for the base amount of $6084.00 on the demolition lien.

iv. Any funds then remaining from the $8,000 shall be applied to the penalty and interest on the taxes.

2. Proceeds of the sale remaining after the distribution of the funds described in paragraph 1 shall be paid into the Chancery Court for Defendant and the disbursement of such funds shall be determined at a later time and done in the best interests of Ms. Jackson with court-approval.

3. It is so ORDERED.

Carol L McCoy
Chancellor

Approved for entry:
THE DEPARTMENT OF LAW OF THE
METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY
SUE B. CAIN, #9380
Director of Law

Lora Fox

Lora Barkenbus Fox, #17243
Jeff Campbell, # 22455
Assistant Metropolitan Attorneys
Metropolitan Courthouse, Suite 108
P.O. Box 196300
Nashville, Tennessee 37219-6300
(615) 862-6341

WHawkins by LBF w/permission

William Burgin Hawkins III, # 20117
Attorney at Law
Jones Hawkins & Farmer, PLC
One Nashville Place, Suite 1820
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 726-0050

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing has been mailed by U.S. Mail, postage prepaid, to William Burgin Hawkins III, Attorney Ad Litem for Rosella Jackson, Jones Hawkins & Farmer, PLC, One Nashville Place, Suite 1820, 150 Fourth Avenue, North, Nashville, Tennessee 37219 and Nigel Hodge, P.O. Box 293061, Nashville, TN 37229 on this 4th day of February, 2010. Lora Fox Lora Barkenbus Fox

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

VS. BILL NO. 103714

DELINQUENT TAXPAYERS ETC. (ROSELLA JACKSON) MAP & PARCEL No: 08313043500

REPORT OF SALE

To the Chancellor:

An order was entered in this case on JUNE 24, 2009, on page 419 of Tax Minute Book 114 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1511 LILLIAN ST
0.17 Acres
Map and Parcel Number 08313043500
Deed Book , Page 00005255 0000004

FILED
2009 OCT -7 AM 11:28
DAVIDSON CO. CHANCERY CT.
CLERK & MASTER
D.C. & M.

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 $1990.87 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, SEPTEMBER 30, 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 NIGEL HODGE for $24,500.00. The purchaser(s) complied by paying $24,500.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 24,500 NH

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May 20 10

Deputy Register

Respectfully Submitted,

CRISTI SCOTT

Clerk and Master

By _____

Deputy Clerk and Master

Nigel Hodge
P.O. Box 293061
Nashville TN 37229