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

WARREN E. DEAN, III ET UX

Control Number: **116753**
Map & Parcel No: **09204016400**

RECEIVED
JUL 19 2010
Dav. Co. Chancery Court

FILED
2010 JUL 23 PM 2:21
CLERK & MASTER DAVIDSON CO. CHANCERY CT.

REAL PROPERTY

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

BILL GARRETT, Davidson County
Trans:T20100047914 ROS
Recvd: 08/04/10 09:59 5 pgs
Fees:28.00 Taxes:27.75
20100804-0061244

I hereby certify that this is a true copy of original instrument filed in my office.
This 26th day of July, 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) **WARREN E. DEAN, III ET UX** 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) **SALAR SAJADI & JIM ATTAR,** 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 **2010** 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. 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 19th day of July, 2010.

Warren E. Dean III et ux
1514 Compton Ave
Nashville, TN 37212

Warren E. Dean III or current resident
1304 Ireland St
Nashville, TN 37208

Salar Sajadi
Jim Attar
1053 Walnut Bend Lane
Brentwood, TN 37027

METRO MAIL

Metropolitan Trustee
Metropolitan Assessor

Jenny L. Howard
Jenny L. Howard

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

VS. BILL NO. 116753

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 09204016400
(Warren E Dean, III et ux)

REPORT OF SALE

To the Chancellor:

An order was entered in this case on December 4, 2009, on page 363 of Tax Minute Book 116 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

1304 Ireland St
0.2 Acres
Map and Parcel Number 09204016400
Deed Book , Page 00004665 0000486

FILED
2010 JUN 23 PM 2:44
CLERK & MASTER
DAVIDSON CHANCERY CT.
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 $1816.74 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 2nd floor mezzanine of the Metropolitan Courthouse, in Nashville, at 12:00 o'clock noon, on Wednesday, June 16, 2010, 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 Salar Sajadi and Jim Attar for $7,500.00. The purchaser(s) complied by paying $7,500.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

New Owner/ Tax Bills
Salar Sajadi
Jim Attar
1053 Walnut Bend Lane
Brentwood TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 7500

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August 2010

_____
Deputy Register

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

2010 JUN 29 AM 9:24

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. 09-487-II

vs.

Control No. 116753

DELINQUENT TAXPAYERS AS SHOWN ON THE 2007 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Map & Parcel No. 092-04-0 164.00

WARREN E. DEAN, III ETUX

DEFENDANTS

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 116, Page 363, on December 4, 2009, I find as follows:

1. *The total amount of taxes, interest, penalty, statutory attorney's fee, clerk's filing fee and initial certified mail fee due and payable to the Metropolitan Government on the date of sale, June 16, 2010.*

2007	*$1993.33*
2008	*$1763.40*
2009	*$1081.90*
	$4838.63

2. *Court costs due and payable to the Clerk and Master on the date of sale, June 16, 2010.*

$1052.85

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By Jeffrey Stafford
Deputy Clerk and Master

CD 6/29/10