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 **2008** REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

V. WESTBROOK & W. SHERROD, ET AL

Control Number: 2579
Map & Parcel No: 09205024400

RECEIVED
JAN 10 2011
Dav. Co. Chancery Court

REAL PROPERTY

Tax Civil Action
No. **10-429-III**

FILED
2011 JAN 19 AM 9:52
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

BILL GARRETT, Davidson County
Trans:T20110004622 ROS
Recvd: 01/24/11 12:18 5 pgs
Fees:28.00 Taxes:74.00
20110124-0006478

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), **V. WESTBROOK & W. SHERROD, ET AL,** 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) **BRIAN GAINOUS,** 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.

Ellen Hobbs Lyle
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, Tennessee 37219
615-862-6343

I hereby certify that this is a true copy of original instrument filed in my office.
This 21st day of March, 2011
CRISTI SCOTT, Clerk & Master
By: [signature] Deputy

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

2010 DEC -2 PM 1:36

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. 10-429-III

vs.

Control No. 2579

DELINQUENT TAXPAYERS AS SHOWN ON THE 2008 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Map & Parcel No. 092-05-0 244.00

V. WESTBROOK & W. SHERROD, ET AL
DEFENDANTS

D.C. & M.

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

2011 JAN 19 AM 9:52

FILED

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 119, Page 758 on August 11, 2010, 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, November 17, 2010.*

2008	*$1437.54*
2009	*$1306.67*
2010	*$1151.24*
	$3895.45

2. *Court costs due and payable to the Clerk and Master on the date of sale, November 17, 2010.*

$1082.23

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

12-1-10

METROPOLITAN GOVERNMENT ETC. FILE NO. 10-429-III

VS. BILL NO. 2579

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 09205024400
(V WESTBROOK & W. SHERROD, ET AL)

FILED
2011 JAN 19 AM 9:52
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

FILED
2010 NOV 24 PM 4:10
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on AUGUST 11, 2010, on page 390 of Tax Minute Book 119 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

3605 BATAVIA ST
0.2 Acres
Map and Parcel Number 09205024400
Deed Book , Page 00011143 0000172

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 2009, 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 $1287.24 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 **in the Auditorium of the Nashville Public Library, 615 Church Street in Nashville,** at 12:00 o'clock noon, on WEDNESDAY, NOVEMBER 17, 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 BRIAN GAINOUS for $20,000.00. The purchaser(s) complied by paying $20,000.00.

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

Brian Gainous
214 Belding Drive
Nashville TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 20,000
_____
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 24 DAY OF Jan 20 12
_____
Deputy Register

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 10th day of January, 2011.

V. Westbrook & W. Sherrod, Et Al
Or Current Resident
3605 Batavia St
Nashville, TN 37209

Brian Gainous
214 Belding Dr
Nashville, TN 37214

METRO MAIL
Metropolitan Trustee
Metropolitan Assessor

New Owner
Send Tax Bills to
Brian Gainous
214 Belding Drive
Nashville, TN 37214

Jenny L. Howard

Jenny L. Howard