MB 121 Page 612

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JAN 3 1 2011
Dav. Co. Chancery Court

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

ESTATE & HEIRS OF DENNIS JOYNER ET UX

Control Number: 208787
Map & Parcel No: 09112028700

REAL PROPERTY

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

FILED
2011 FEB -7 PM 2:34
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
JS
D.C.& M.

BILL GARRETT, Davidson County
Trans:T20110008817 ROS
Recvd: 02/11/11 10:13 5 pgs
Fees:28.00 Taxes:8.64
20110211-0011908

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) **ESTATE & HEIRS OF DENNIS JOYNER 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) **MOHAMMAD A. RAHIMI & ZARY RAHIMI** 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 8th day of February 2011
CRISTI SCOTT, Clerk & Master
By: Deputy

FILED

2011 JAN -5 PM 3:32

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

D.C.&M.

IN THE CHANCERY COURT, PART III, 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 2008 REAL PROPERTY TAX RECORDS OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

ESTATE & HEIRS OF DENNIS JOYNER, ETUX

DEFENDANTS

File No. 10-429-III

Control No. 208787

Map & Parcel No. 097-12-0-087.00

FILED

2011 FEB -7 PM 2:34

CLERK & MASTER
DAVIDSON CO. CHANCERY CT.

D.C.&M.

REPORT OF THE CLERK AND MASTER

TO THE CHANCELLOR:

Pursuant to the Order of Reference entered in Tax Minute Book 120, Page 342, on September 13, 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, December 15, 2010.*

2007	*$316.98*
2008	*$330.58*
Parks Lien	*$320.39*
Parks Lien	*$953.85*
Register of Deeds (Release of Lien)	*$24.00*
2009	*Not enough excess funds*
2010	*Not enough excess funds*
	$1945.80

2. *Court costs due and payable to the Clerk and Master on the date of sale, December 15, 2010.*

$390.38

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

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

VS. BILL NO. 208787

DELINQUENT TAXPAYERS ETC. MAP & PARCEL No: 09112028700
(ESTATE & HEIRS OF DENNIS JOYNER, ET UX)

FILED
2011 FEB -7 PM 2:34
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

FILED
2010 DEC 22 AM 8:16
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on SEPTEMBER 13, 2010, on page 342 of Tax Minute Book 120 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

3915 ALABAMA AVE
0.16 Acres
Map and Parcel Number 09112028700
Deed Book , Page 00003897 0000994

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 $655.42 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 Historic Metropolitan Courthouse, 1 Public Square in Nashville,** at 12:00 o'clock noon, on WEDNESDAY, DECEMBER 15, 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 MOHAMMAD H. RAHIMI & ZARY RAHIMI for $2,336.18. The purchaser(s) complied by paying $2,336.18.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 2336.18
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 11 DAY OF February 20 11
Deputy Register

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

New Owner
Tax Bills

Mohammad H. Rahimi
Zary Rahimi
1601 Old Hickory Blvd
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 31st day of January, 2011.

Estate and Heirs of Dennis Joyner Et Ux
P.O. Box 913
Battle Creek, MI 49016

Estate and Heirs of Dennis Joyner Et Ux
Or Current Resident
3915 Alabama Ave
Nashville, TN 37209

Mohammad Rahimi & Zary Rahimi
1601 Old Hickory Blvd
Brentwood, TN 37027

METRO MAIL
Metropolitan Trustee
Metropolitan Assessor

Jenny L. Howard
Jenny L. Howard