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

BEVERLY LOCKHART

Control Number: 107973
Map & Parcel No: 09700010400

RECEIVED
JUL 15 2011
Dav. Co. Chancery Court

REAL PROPERTY

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

BILL GARRETT, Davidson County
Trans:T20110047386 ROS
Recvd: 08/03/11 13:14 5 pgs
Fees:28.00 Taxes:4.44
20110803-0059754

FILED
2011 JUL 25 PM 3:44
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C. & M.

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) **BEVERLY LOCKHART** 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) **DONALD PEERY,** subject to the equity of redemption.

Upon request, the Clerk and Master will provide a certified copy of this Final Decree available to the purchaser for recording with the Register of Deeds. 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 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.

CHANCELLOR

APPROVED FOR ENTRY:

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 18 day of August 2011
CRISTI SCOTT, Clerk & Master
By: Deputy

FILED

2011 JUN 23 AM 8:52

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

File No. 10-429-III

vs.

Control No.107973

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

Map & Parcel No. 097-00-0-[illegible]000

BEVERLY LOCKHART

DEFENDANTS

FILED

2011 JUL 25 PM 3:44

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 122, Page 25, on April 18, 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, June 8, 2011.*

2008	*$484.92*
2009	*NOT ENOUGH EXCESS FUNDS*
2010	*NOT ENOUGH EXCESS FUNDS*
	$484.92

2. *Court costs due and payable to the Clerk and Master on the date of sale, June 8, 2011.*

$574.50

Respectfully submitted,
CRISTI SCOTT
Clerk and Master

By: Jeff Stafford
Deputy Clerk and Master

6/23/11

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

VS. BILL NO. 107973

DELINQUENT TAXPAYERS ETC. (BEVERLY LOCKHART) MAP & PARCEL No: 09700010400

FILED
2011 JUN 13 AM 11:57
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

FILED
2011 JUL 25 PM 3:44
CLERK & MASTER
DAVIDSON CO. CHANCERY CT.
D.C.&M.

REPORT OF SALE

To the Chancellor:

An order was entered in this case on APRIL 18, 2010, on page 23 of Tax Minute Book 122 directing the Clerk and Master to sell the following described property:

Land in Davidson County, Tennessee

5001 BELL RD HERMITAGE TN 37076
0.62 Acres
Map and Parcel Number 09700010400
Deed Book , Page 20031223 0182786

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 $407.24 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 Jury Assembly Room on the Ground Floor of the Metropolitan Courthouse, One Public Square, Nashville TN 37201, at 12:00 o'clock noon, on WEDNESDAY , JUNE 8, 2011, 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 DONALD R. PEERY for $1,200.00. The purchaser(s) complied by paying $1,200.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 1,200.00
Donald R. Peery
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF August 20 11
Deputy Register

Respectfully Submitted,
CRISTI SCOTT
Clerk and Master

By _____
Deputy Clerk and Master

Donald R. Peery
P.O. Box 92103
Nashville Tn 37209

owner & tax bills

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 15th day of July, 2011.

Donald R. Peery
P.O. Box 92103
Nashville, TN 37209

Beverly Lockhart
2228 Maplewood Ave
Richmond, VA 23220

Beverly Lockhart
Or Current Resident
5001 Bell Rd
Hermitage, TN 37076

METRO MAIL
Metropolitan Trustee
Metropolitan Assessor

Jenny L. Howard
Jenny L. Howard