CA094399

Item #: 19

Mover: FLINN

Prepared by: Gloria Kelly

Seconder: _____

Approved by: Lisa Kelly

RESOLUTION APPROVING THE SALE OF FIVE COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 83.1, 0203, 0206 AND 0402, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING $19,250.00, PURSUANT TO THE SALE PROVISIONS OF TENNESSEE CODE ANNOTATED SECTION 67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER GEORGE S. FLINN, JR.

WHEREAS, Shelby County has acquired FIVE Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 83.1, 0203, 0206 and 0402, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of Tennessee Code Annotated Section 67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to Tennessee Code Annotated Section 67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said FIVE Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned FIVE Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 83.1, 0203, 0206 and 0402, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling $19,250.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

BOARD OF COUNTY COMMISSIONERS SHELBY CO., TENN. AGRICULTURE COMMERCE

A C Wharton, Jr., County Mayor

Date: 12/26/08

ATTEST:

Clerk of County Commission

ADOPTED: DECEMBER 22, 2008

EXHIBIT "A"

Exhibit #	Tax Sale	WBP	Address Lot Size	Zoning Code	Total Taxes and Fees	Purchaser	Evaluation	Sales Price	Planned Use
10886	83.1	D0139000001840	Hatch Cl 230' x 50'	AG	$237.86	Brenda Stacks	$250.00	$250.00 Vacant Lot	Expand Property Size
2798	0402	02700500000080	945 Tully 50' x 100'	R-D	$10,055.50	Robert Durham	$2,000.00	$2,000.00 Vacant Lot	Investment
3234	0206	02701000000460	1026 N. Manassas 37' x 160'	R-D	$4,939.83	Hubert Sargeant	$5,000.00	$4,000.00 House	Investment
7840	0203	04701200000160	2150 Wabash 37' x 100'	R-D	$5,826.24	Belzoni Company, LLC	$4,000.00	$3,000.00 House	Investment
15669	0203	08304300000210	1787 Warford St. 3.4 Acres	C-L	$22,272.74	Family Farmer's Cooperative, International	$10,000..00	$10,000.00 Vacant Lot	Investment

5 Properties Total $19,250.00

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of five (5) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 83.1, 0203, 0206, and 0402. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these five (5) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

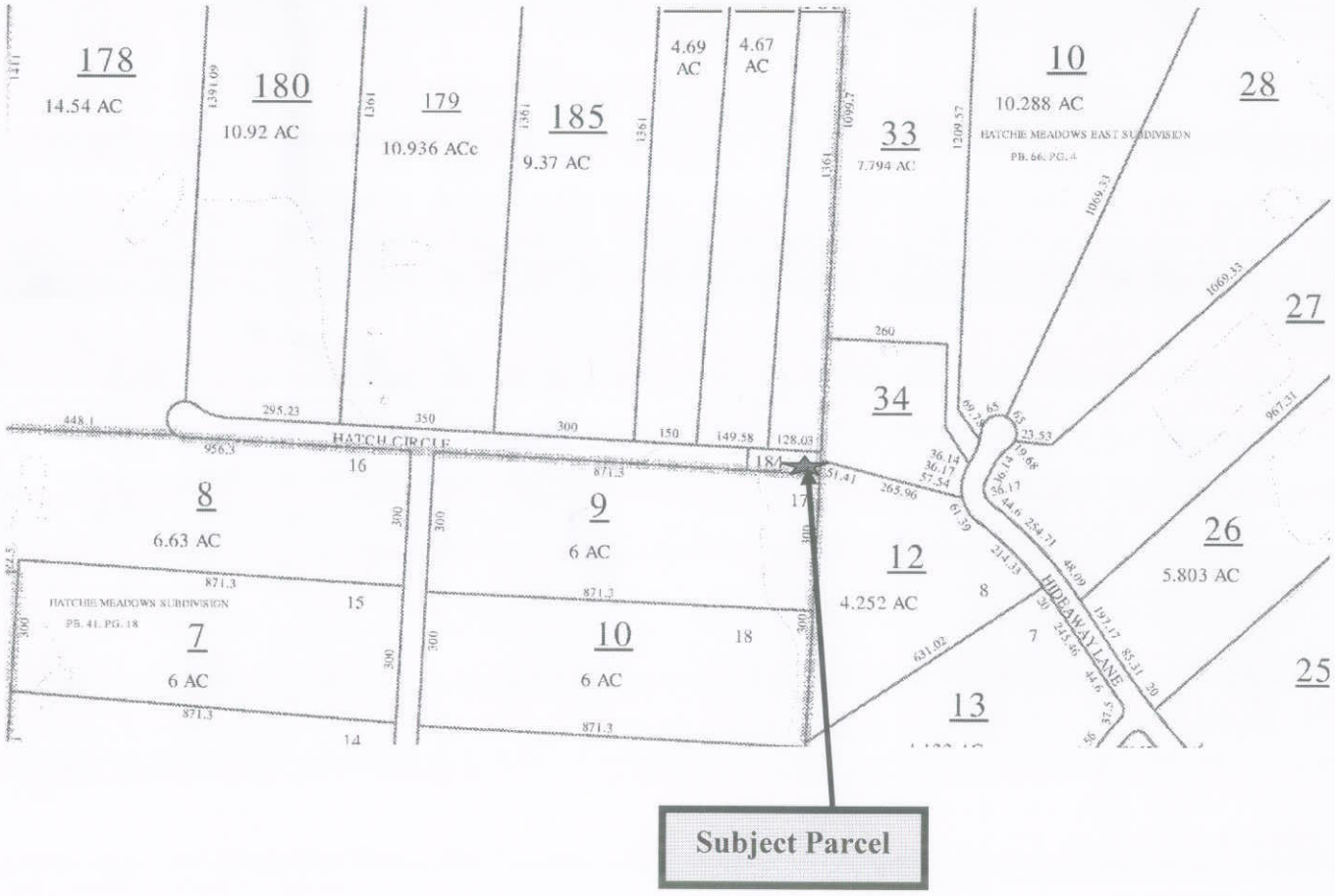
III. Contract Items

Offer to Purchase

Quit Claim Deeds

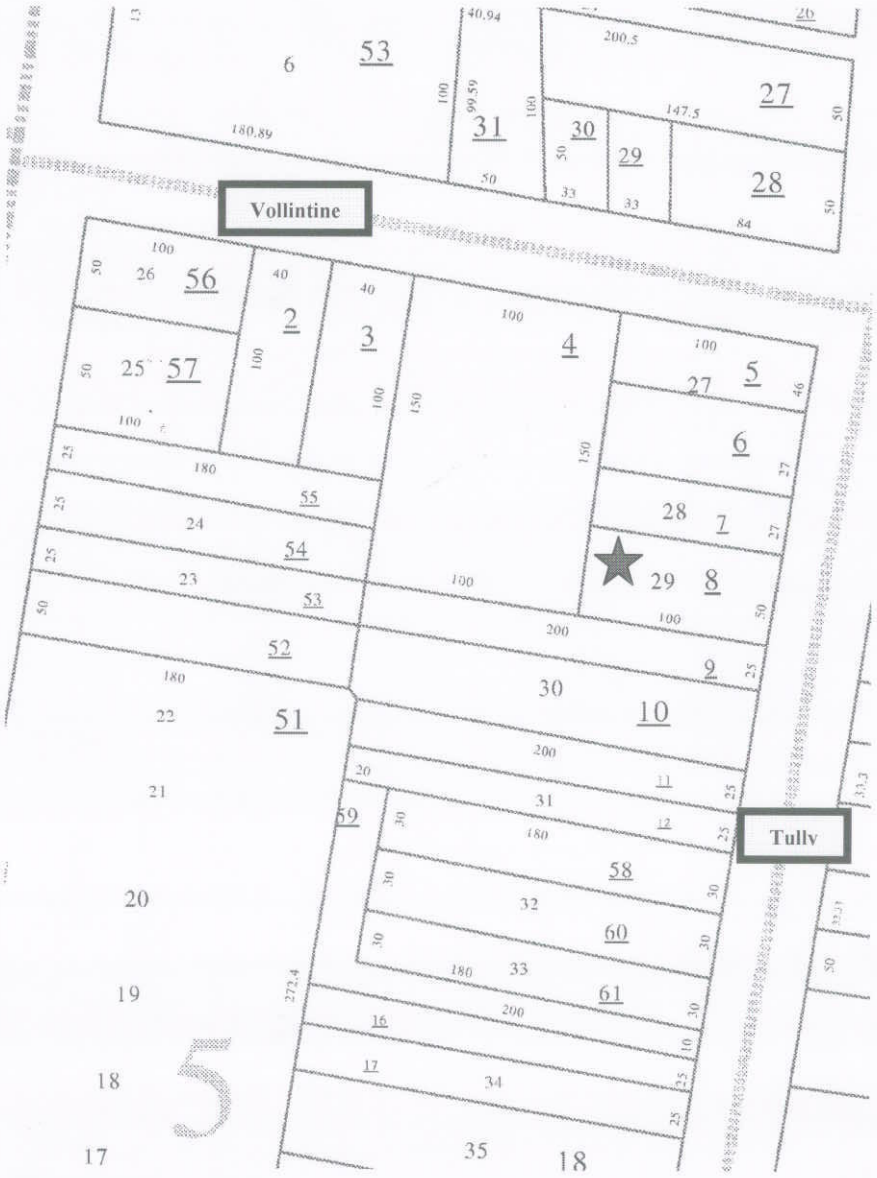
IV. Additional Information Relevant to Approval of this Item

Ward D01
Hatch Circle



D01 039 I 000184

Ward 27
945 Tully

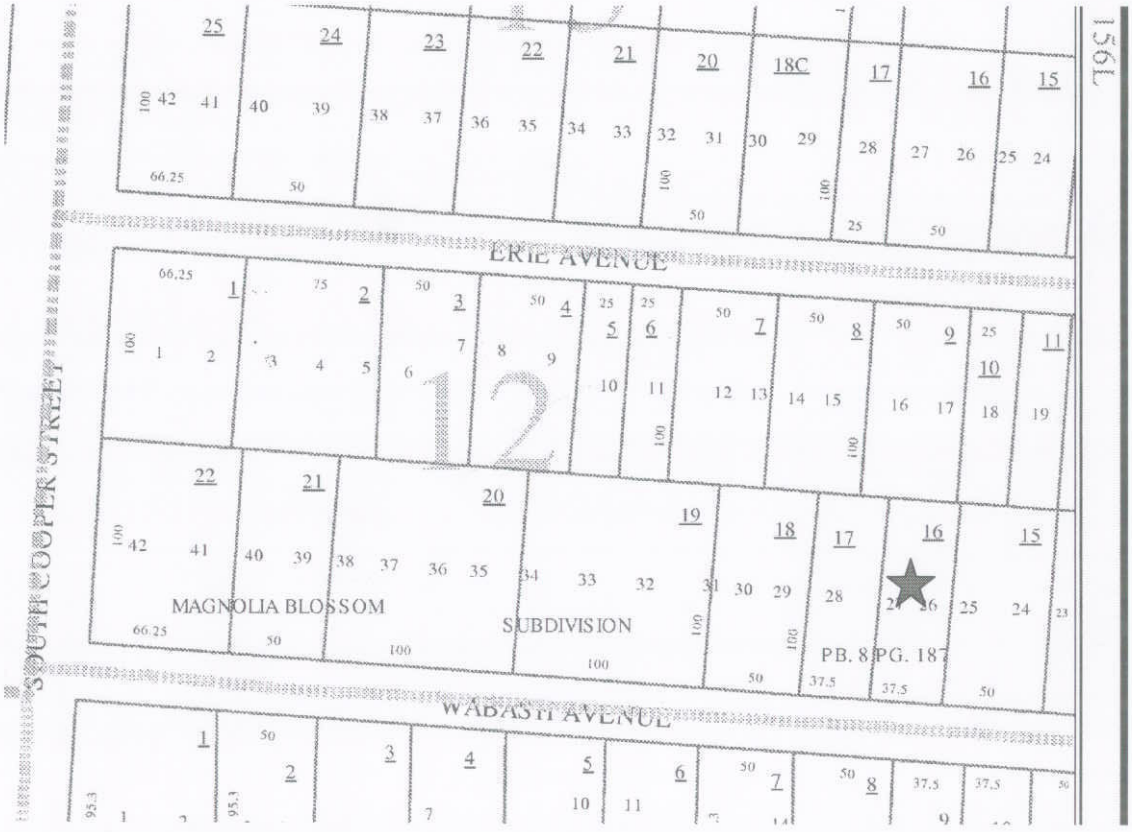


027 005 0 00008 0

Ward 27
1026 N. Manassas

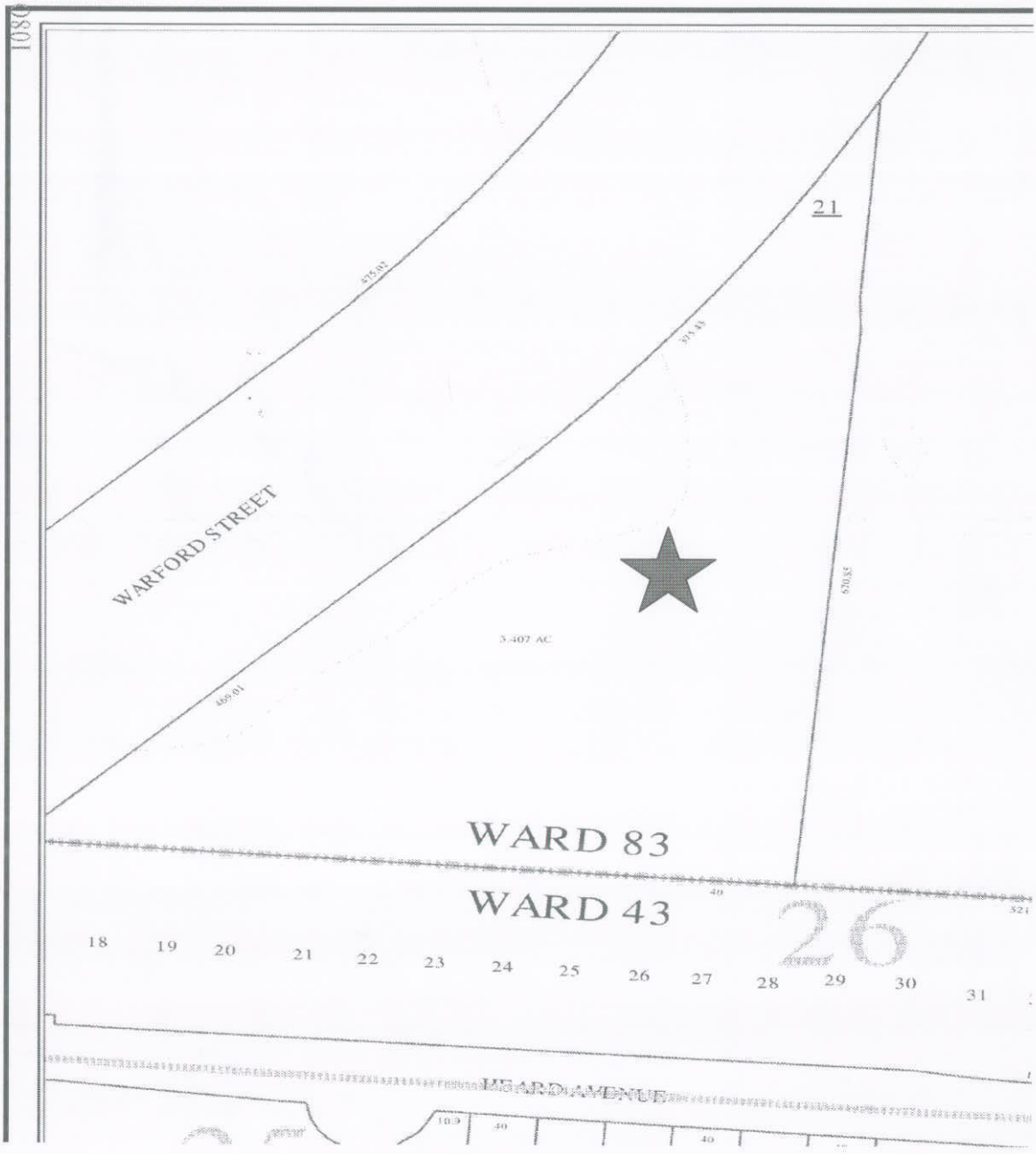
027 010 0 000046 0

Ward 47
2150 Wabash



047 012 0 000016 0

Ward 83
<u>1787 Warford</u>



083 043 0 000021 0

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the County of Shelby, a political subdivison of the State of Tennessee, for and in consideration of:

TEN THOUSAND & NO/100 **$10,000.00 Dollars,**

does hereby bargain, sell, remise, quit claim and convey unto the said:

FAMILY FARMER'S COOPERATIVE, INTERNATIONAL

the following described real estate located in Shelby County, Tennesee, to-wit:

(SEE ATTACHED EXHIBIT "A")

Being the same property conveyed to Shelby County Government in Tax Sale **0203** on **10/20/2005** which sale was confirmed in Docket # **9471-1**

Property Address: 1787 WARFORD **Parcel #** 08304300000210

Conveyance of the above described property is made without warranties of any sort.

IN WITNESS WHEREOF, the grantor has caused this instrument to be executed by the duly authorized County Trustee , this 2 day of February, 2009.

BY Paul Mattila
PAUL MATTILA, COUNTY TRUSTEE

STATE OF TENNESSEE, COUNTY OF SHELBY
Before me, a Notary Public in and for said County, duly commissioned and qualified, personally appeared Paul Mattila, as Trustee of Shelby County, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.
WITNESS my hand and Notarial Seal at office this 2 day of February, 2009.

NOTARY PUBLIC

My Commission Expires:

BARBARA R. BLOCKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. MARCH 15, 2011

IN WITNESS WHEREOF, the grantor has caused this instrument to be executed by the duly authorized County Mayor, this 8th day of January, 2009.

BY
A C WHARTON, JR., COUNTY MAYOR

STATE OF TENNESSEE, COUNTY OF SHELBY
Before me, a Notary Public in and for said County, duly commissioned and qualified, personally appeared A C Wharton, Jr., as Mayor of Shelby County, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.
WITNESS my hand and Notarial Seal at office this 8th day of January, 2009.

Wilhemina Becton
NOTARY PUBLIC

My Commission Expires:

WILHEMINA BECTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 17, 2012

APPROVED AS TO FORM AND CONTENT:

BY
GREGORY S. GALLAGHER (BPR# 7274)
DELINQUENT TAX ATTORNEY

"Exhibit A"

The following described property is located at the Wolf River, south of Interstate 240, east and north of the Illinois Central Railroad tracks. It is part of the property referenced in Book 2648, Page 57 of the Shelby County Register's Office. Other pertinent references were found in Book 3740, Page 570 (Sanitary Sewer Easement), Book 4599, Page 342 (Wolf River Channel Improvement), Circuit Court Case 29700 R.D. (Condemnation for Interstate 240) and Instrument M9-0638 (Requisition for Warford Street), and being more particularly described as follows:

Beginning at a point in the north line of the Illinois Central Railroad at the point of intersection with the East Right-of-way line of Warford Street (160 foot right-of-way); thence along the east right-of-way line of Warford Street; north 44 degrees 43 minutes 19 seconds east a measured distance of 468.92 feet (called 469.01 feet) to a point of curvature; thence along said curve to the left having a radius of 1225.92 feet a measured length of curve of 370.66 feet (called 376.43 feet) to a point in the west line of the Andrew Perry property; thence along the common line with the Perry property; south 02 degrees 59 feet 23 seconds west a called and measured distance of 664.44 feet to a point in the north line of the Illinois Central Railroad; thence along said north line; north 86 degrees 26 minutes 39 seconds west 513.65 feet to the point of beginning.

Parcel: 083-0430-0-00021-0

RECORDING DATA ONLY

Return Address:

Office of the Shelby County Trustee
160 N. Main Street - Second Floor
Memphis, TN 38103

ATTENTION: CHARLOTTE MAYS

Property Address:

1787 WARFORD

08304300000210

Mail Tax Bills To:

FAMILY FARMER'S COOPERATIVE, INTERNATIONAL

2108 STOVALL AVE.

MEMPHIS, TN 38108

Property Owner:

FAMILY FARMER'S COOPERATIVE, INTERNATIONAL

2108 STOVALL AVE.

MEMPHIS, TN 38108

This instrument prepared by:
GREGORY S. GALLAGHER
DELINQUENT TAX ATTORNEY
160 NORTH MAIN ST., 2ND FLOOR
MEMPHIS, TN 38103

STATE TAX_____

REGISTER'S FEE_____

RECORDING FEE_____

TOTAL_____

I/We hereby swear/affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10,000.00

AFFIANT

Subscribed and sworn to before me this 2nd day of February, 2009.

NOTARY

My Commission expires:

BARBARA K. BLOCKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. MARCH 18, 2011