

TAX SALE #
OWNER & ADDRESS

PARCEL # 44
DESCRIPTION

Walter C Cain and wife, Rosa Lee M Cain
4015 Catalpa Ave
Knoxville, TN 37914
All known and unknown heirs of Rosa Lee Cain
CLT # 071PK-028

75 x 165.1 x IRR
PROPERTY ADDRESS:
4015 Catalpa Ave
Knoxville, TN 37914

LEGAL DESCRIPTION:

SITUATED in the 1st (formerly 2nd) Civil District of Knox County, Tennessee, within the 13th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 36 and the western one-half of Lot 37, Fike Addition, as shown on the map of the same of record in Map Book 11, page 130, in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at a point in the north line of Catalpa Avenue at the common corner between Lots 35 and 36, said point being distant 50 feet easterly from the northeast corner of Catalpa Avenue and Kirk Street; thence from said beginning point with the dividing line between Lots 35 and 36, in a northerly direction, 162.9 feet to a point; thence in an easterly direction along the north line of Lots 36 and 37, 75 feet to a point in the center of the north line of Lot 37; thence along the center line of Lot 37 in a southerly direction, 165.1 feet, more or less, to the north line of Catalpa Avenue; thence with said line in a westerly direction, 75 feet to the place of BEGINNING.

BEING the same property conveyed to Rosa Lee M. Cain by William N. Linebarger, deed dated November 15, 1971, on record in Warranty Book 1496, page 267, in the Register's Office of Knox County, Tennessee.

THIS CONVEYANCE is made subject to Restrictions of record in Deed Book 565, page 385; subject to 6-foot utility easement along rear line of lot; and subject to easement for sewer line across front of lot granted Ralph E. Turner, said sewer easement not being found of record in the Register's Office for Knox County, Tennessee.

ENCUMBRANCES:

1. Complaint filed by the City of Knoxville declaring the property unfit, unsafe or dangerous dated November 7, 2003 and of record in instrument number 200311120052533 in the Register's Office of Knox County, Tennessee.
2. Notice of Lien by the City of Knoxville dated December 17, 2003, in the original amount of \$160.00 and of record in instrument number 200312190063347 in the Register's Office of Knox County, Tennessee.
3. Order filed by the City of Knoxville to have the property rendered unfit, unsafe, or dangerous dated January 6, 2004 and of record in instrument number 200401060067575 in the Register's Office of Knox County, Tennessee.
4. Notice of Lien by the City of Knoxville dated February 10, 2004, in the original amount of \$188.00 and of record in instrument number 200402100076511 in the Register's Office of Knox County, Tennessee.
5. Notice of Lien by the City of Knoxville dated May 25, 2004, in the original amount of \$3,287.00 and of record in instrument number 200405250108258 in the Register's Office of Knox County, Tennessee.
6. Notice of Lien by the City of Knoxville dated January 13, 2005, in the original amount of \$188.00 and of record in instrument number 200501140056443 in the Register's Office of Knox County, Tennessee.

BANKRUPTCY PROCEEDINGS:

Walter C Cain: N/A as of June 10, 2008

Rosa Lee Cain: A Rosa Lee Cain died on May 20, 2001, intestate. Heirs are Sharon Allen (9801 Mt. Auburn Ave.; Cleveland, OH 44104), grandchild, Vicky Allen Wagner (1034 Wheelock Rd.; Cleveland, OH 44103), grandchild, Mary Allen (2433 E. 55th #2040; Cleveland, OH 44104), grandchild, Charles Allen (10400 Shale Ave.; Cleveland, OH 44104), grandchild, Linda Allen (1226 e. 73rd Place; Cleveland, OH 44103), grandchild, and Rose Allen (no address given), grandchild. Sharon Allen failed to qualify as administratrix and estate was dismissed on May 22, 2003.

PROBATE PROCEEDINGS:

N/A as of June 26, 2007

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY,
TENNESSEE THRU THE YEAR _____ AS OF: _____ \$ _____.**