BOOK 5028 PAGE 260

This instrument was prepared by the Office of the District Director of Internal Revenue, Nashville, Tennessee.

Send tax bills to: Map Parcel Number: 129-9 3-4 PW

D E E D

(Pursuant to Section 6338(c) of the Internal Revenue Code of 1954)

THIS DEED, made and entered into this 17th day of May 1976, by and between JAMES A. O'HARA, District Director of Internal Revenue for the District of Nashville, Tennessee, grantor, and the United States of America, grantee:

WHEREAS, Abbott S. Estrin, 194 Carnavon Parkway, Nashville, Tennessee was lawfully assessed by the Internal Revenue Service with penalties imposed upon him by Section 6672 of the Internal Revenue Code of 1954 as responsible officer of Abbott Exterminating Company of Tennessee on November 18, 1971, for the period ending December 31, 1970, on September 24, 1971, for the periods ending March 31, 1970 and June 30, 1970, on August 28, 1972, for the periods ending December 31, 1971 and March 31, 1972; as responsible officer of Fleet Kleen Incorporated on February 7, 1972, for the periods ending March 31, 1970 and September 30, 1970; and as responsible officer for Janitorial Services, Inc. on August 28, 1972, for the period ending June 30, 1971 through March 31, 1972;

WHEREAS, the outstanding balance due on the assessments aforesaid on November 26, 1975, including all statutory interest and accruals to that date, which is the date the hereinafter described property was seized, amounted to twenty-nine thousand nine hundred fifty-five and 68/100th's dollars ($29,955.68);

WHEREAS, by virtue of levy issued to collect the aforesaid tax due the United States and payable by Abbott S Estrin, which tax remained unpaid for more than ten (10) days after notice and demand for payment therefor, the grantor, through his duly authorized Revenue Officer, Mike Jennett, seized the hereinafter described property as provided by Section 6331 of the Internal Revenue Code of 1954, and offered same for sale on December 18, 1975, after having given public notice of the seizure and of the sale as required by the statute in such cases;

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

WHEREAS, that at such sale aforesaid, as provided by Section 6335 of the Internal Revenue Code of 1954, no person having offered the minimum price of eight thousand three hundred ten and 00/100th's dollars ($8,310.00) as determined by the grantor, and required by Section 6335 (e) (1) of the Internal Revenue Code 1954, the property aforesaid and hereinafter described was declared purchased at such price for the United States of America; and

WHEREAS, more than one hundred and twenty (120) days having expired as allowed by law for redeeming said property and said property not having been redeemed with the said one hundred twenty (120) days as provided by Section 6337 (b) of the Internal Revenue Code of 1954;

NOW, THEREFORE, by authority of Section 6338 (c) of the Internal Revenue Code of 1954, the grantor has given, granted, bargained and sold, and does by these presents give, grant, bargain, sell and convey unto the grantee, its successors and assigns, subject to whatever rights any Mortgagee, Purchaser, Judgement Creditor or other lienor may have in said property in view of the provisions of Section 6323 of the Internal Revenue Code of 1954, all the estate, right, title, and interest which the said Abbott S. Estrin, had in and to the aforesaid property (on the date when the United States' lien for unpaid federal taxes for which the aforesaid levy was issued attached to such estate, right, title and interest), the following property in Davidson County, Tennessee:

Being Lots Nos. 169 and 170 on the Plan of West Meade Park, Ind., Section 4, as of record in Book 3300, pages 68 and 69, Register's Office for Davidson County, said Lot No. 169 fronts 138 feet on the westerly side of Carnavon Parkway and extends back 467.6 feet on the northerly line and 429 feet on the southerly line to a dead line, measuring 144.6 feet thereon.

Said Lot No. 170 fronts 134.67 feet on the northwesterly side of Carnavon Parkway and extends back 429 feet on the northerly line and 390.2 feet on the southerly line to a dead line, measuring 148.4 feet thereon.

Being the same real property conveyed to Abbott S. Estrin and wife, Charlene G. Estrin, by deeds from James M. Fischer, Jr., Trustee, of record in Book 4201, page 494, and Book 4169, page 103, Register's Office for Davidson County.

This is improved property known as 194 Carnavon Parkway, Nashville, Tennessee.

BOOK 5028 PAGE 262

TO HAVE AND TO HOLD said property with all privileges and appurtenances thereon and thereunto belonging, unto the United States of America, its successors and assigns, forever, as fully and absolutely as the said grantor may or can lawfully convey by virtue of the aforesaid levy and the laws of the United States relating thereto.

IN TESTIMONY WHEREOF, the grantor hereunto has set his hand and seal the day and year first above written.

JAMES A. O'HARA
District Director of Internal Revenue
Nashville, Tennessee

D 50581

T
IDENTIF. REFERENCE

MAY 24 2 16 PM '76
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAY 24 MISC 8 * 6.00 * 6.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Virginia M. Weber, a notary public in and for said State and County, the within named James A. O'Hara, District Director of Internal Revenue, Nashville District, State of Tennessee, the bargainor, with whom I am personally acquainted and known by me to be such officer who acknowledged that he executed the within instrument as such officer, freely and voluntarily, for the purpose therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, at Nashville, Tennessee, this 17th day of May, 1976.

Virginia M. Weber
Notary Public
My Commission Expires Nov. 20, 1976