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

Send tax bills to:
David Lawrence
2236 Smith Springs Rd
mail Nash. Tenn

Map Parcel Number:
107-13
105 PW

D E E D

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

THIS DEED, made and entered into this 16th day of December, 1976, by and between JAMES A. O'HARA, District Director of Internal Revenue for the District of Nashville, Tennessee, grantor, and David Lawrence, 2236 Smith Springs Road, Nashville, Tennessee, grantee,

WHEREAS, Ralph D. Stevens, DBA American Homes and Royal Enterprises, 4901 Linbar Drive, Nashville, Tennessee was lawfully assessed by the Internal Revenue Service with withholding tax on November 24, 1975, for the period ending March 31, 1975, on April 26, 1976, for the period ending September 30, 1975, on February 23, 1976, for the period ending December 31, 1975 and unemployment tax on April 12, 1976, for the period ending December 31, 1975;

WHEREAS, the outstanding balance due on the assessments aforesaid on May 20, 1976, including all statutory interest and accruals to that date, which is the date the hereinafter described property was seized, amounted to fourteen thousand seven hundred eight and 10/100th's dollars ($14,708.10);

WHEREAS, by virtue of levy issued to collect the aforesaid tax due the United States and payable by Ralph D. Stevens, DBA American Homes and Royal Enterprises, 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, John R. Watson, seized the hereinafter described property, as provided by Section 6331 of the Internal Revenue Code of 1954, and offered same for sale on June 17, 1976, after having given notice of the seizure and of the sale as required by the statute in such cases;

WHEREAS, that at such sale aforesaid the property was sold, as provided by Section 6335 of the Internal Revenue Code of 1954, at public auction to the said grantee for the sum of four hundred fifty and 00/100th's dollars ($450.00), said grantee being the highest bidder for same, and that sum being the highest bid for same; and

WHEREAS, more than one hundred and twenty (120) days having expired as allowed by law for redeeming said property as described in the Certificate of Sale dated June 17, 1976, which Certificate was properly executed under authority of Section 6338(a) of the Internal Revenue Code of 1954, and the said property not

having been redeemed within the said one hundred and twenty (120) days as provided by Section 6337(b) of the Internal Revenue Code of 1954, and the original copy of the aforesaid Certificate of Sale having been surrendered to the grantor as required by statute;

NOW, THEREFORE, that for and in consideration of the sum of four hundred fifty and 00/100th's dollars ($450.00), to him in hand paid as aforesaid, the receipt of which is hereby acknowledged, and for and in consideration of the surrender of the aforesaid Certificate of Sale by the grantee to the grantor, the grantor has given, granted, bargained and sold, and does by these presents give, grant, bargain, sell and convey unto the grantee, his successors and assigns, subject to what ever rights any Mortgagee, Purchaser, Judgment 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 Ralph D. Stevens, DBA American Homes and Royal Enterprises 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Map of Miro Meadows Subdivision, of record in Book 1424, pages 94 and 95, Register's Office for said County.

Said Lot No. 48 fronts 70 ft. on the westerly side of Goodbar Drive and extends back between parallel lines 175 feet to a dead line measuring 70 ft. thereon.

Being part of the same real property conveyed to Ralph Stevens by deed from R & J Enterprises, a partnership of record in Book 4622, page 260, Register's Office for Davidson County, Tennessee. This is unimproved property known as 921 Goodbar Drive, Nashville, Tennessee.

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

IN TESTIMONY WHEREOF, the said 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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Marjorie J. Payne, 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 15th day of December, 1976.

Marjorie J. Payne
Notary Public

My Commission Expires Feb. 8, 1978

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 450.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF Dec 1976.
Deputy Register

D82341

TENNESSEE REFERENCE

DEC 22 10 25 AM '76

DEC22?? CONV * 450.00
DEC22?S'TAX 1.0?
DEC22?PR'FEE .5?
DEC22?? W'DEED 6.0? * 7.54