Map 97-4 - 65

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

Send tax bills to: Thomas J. Malone
6019 Port Anadarko Trail
Hermitage, TN 37076

Map Parcel Number:

BOOK 5149 PAGE 168

QUIT CLAIM DEED

(Pursuant to Section 7506 of the Internal Revenue Code of 1954 and regulations thereunder)

THIS DEED, made and entered into this 13th day of May, 1977, by and between James A. O'Hara, District Director of Internal Revenue for the District of Nashville, Tennessee, grantor, and Thomas James Malone and wife Joyce Elaine Malone, Hermitage, Tennessee, grantees,

WHEREAS, the real property to be conveyed herein was redeemed by the United States, having timely exercised its right of redemption under Internal Revenue Code of 1954, Sec. 7425(d), by the grantor's designated agent having tendered to Frank Bellar, Hermitage, Tennessee, the sum of $9,706.51. The Certificate of Redemption was recorded in the Register's Office of Davidson County, Nashville, Tennessee on April 11, 1977 in Book 5134, at page 870;

WHEREAS, the hereinafter described property was sold at public auction on May 4, 1977 in accordance with IRC 7506(b) and Treasury Regulations, the sale having been previously advertised as required by law. The property was sold to the said grantees for the sum of twenty-two thousand seven hundred twenty-eight and 70/100th's dollars ($22,728.70), said grantees being the highest bidders for same, and that sum being the highest bid for same;

NOW, THEREFORE, that for and in consideration of the sum of twenty-two thousand seven hundred twenty-eight and 70/100th's dollars ($22,728.70), to him in hand paid, the receipt of which is hereby acknowledged, the grantor has given, granted, bargained and sold, and does by these presents give, grant, bargain, sell and convey unto Thomas James Malone and wife, Joyce Elaine Malone, their successors and assigns, all the estate, right, title and interest which the United States acquired by said redemption of the property described below:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Lake Park, Section 2, as of record in Book 4300, page 66, Register's Office for said County and described as follows:

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 13th day of May 1977

NOTARY PUBLIC

My Commission Expires: June 4, 1980

Beginning at a concrete monument on the westerly margin of Port Anadarko Trail; thence south 68°03' west 175.00 feet to a point; thence north 21°53' west 174.90 feet to a point, said point being the common point between Lot No. 115 and Lot No. 114; thence following the common boundary between Lot No. 115 and Lot No. 114 east 174.75 feet to a point, said point being the common point between Lot No. 115 and Lot No. 114; thence following the curve of Port Anadarko Trail south 22°00' east 174.90 feet to the point of beginning.

Being the same property conveyed to Frank Bellar by deed from James L. Robinson, substitute trustee, as of record in Book 5098, page 682, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the United States by Certificate of Redemption of Real Property by United States dated April 6, 1977, and recorded April 11, 1977 in Book 5134, page 870, Register's Office for Davidson County, Nashville, Tennessee

TO HAVE AND TO HOLD said property unto Thomas James Malone and wife, Joyce Elaine Malone, said grantees, their successors and assigns, forever, as fully and absolutely as the said grantor can or should convey by virtue of its interest in said property.

IN WITNESS WHEREOF the said grantor has hereunto set his hand and seal this 13th day of May, 1977.

E04602

IDENTIFICATION REFERENCE

MAY 19 2 14 PM '77

REGISTER DAVIDSON CO. TENN.

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 bargainer, 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 13th day of May, 1977.

Marjorie J. Payne
Notary Public

MARJORIE J. PAYNE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Feb. 8, 1978

MAY 1977	CONV	54,000.00	-		
MAY 1977	S'TAX		B*	140.40	
MAY 1977	PR'FEE		B*	.50	
MAY 1977	W'DEED		B*	4.00	* 144.90