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

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D E E D

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

(Pursuant to Section 6338(b), Internal Revenue Code of 1954, United States)

BOOK 5566 PAGE 422

THIS DEED, made and entered into this 21st day of May 1970, by and between JAMES A. O'HARA, District Director of Internal Revenue for the District of Nashville, Tennessee, grantor, and Oscar Kidd, 4125 Old Hickory Boulevard, Old Hickory, Tennessee, grantee,

WHEREAS, Madison Plumbing Company, Incorporated, was lawfully assessed by the Internal Revenue Service with withholding tax and interest assessed May 9, 1969 for period ending December 31, 1968, withholding tax, penalty and interest assessed October 3, 1969 for period ending June 30, 1969, and withholding tax, penalty and interest assessed October 15, 1969 for period ending September 30, 1969;

WHEREAS, the outstanding balance due on the assessment aforesaid on November 21, 1969, including all statutory interest and accruals to that date, which is the date the hereinafter described property was seized, amounted to Four Thousand, Six Hundred Twenty-Eight and 77/100th's Dollars ($4,628.77);

WHEREAS, by virtue of levy issued to collect the aforesaid tax due the United States and payable by Madison Plumbing Company, Incorporated, 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, James N. Mabry, seized the hereinafter described property as provided by Section 6331 of the Internal Revenue Code of 1954, and offered same for sale on December 8, 1969, 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 Fifty and no/100th's Dollars ($50.00), 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 days (120) as allowed by law for redeeming said property as described in the Certificate of Sale dated December 8, 1969, which Certificate was properly executed under authority of Section 6338(a)

Buyer + Tax Bills
Oscar Kidd
4125 Old Hickory Blvd. Old Hickory Tenn

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 Fifty and no/100th's Dollars ($50.00) 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 whatever 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 Madison Plumbing Company, Incorporated, had in 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:

> Property known as 400 Larkin Springs Road, Madison, Tennessee. Land in old 19th, now 11th Civil District of Davidson County, Tennessee, running 200 feet on Larkin Spring Lane and running back west between parallel lines, 220 feet; bounded on the north and on west by the property of H. E. Chadwell; on the south by the property of Fannie Beard and on the east by Larkin Spring Lane and containing one acre more or less. Being the same property conveyed to Jack J. Cohen and wife, Bessie D. Cohen by deed from Sara L. Clark as of record in Book 4289, page 214, said Register's Office. Being the same property conveyed to Madison Plumbing Company, Inc., by Installment Deed from Jack J. Cohen, and Bessie D. Cohen as of record in Book 4316, page 225, Register's Office, Davidson County, Tennessee. This is unimproved property known as 400 Larkin Springs Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said property with all privileges and appurtenances thereon and thereunto belonging, unto Oscar Kidd, 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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 4000
Oscar Kidd
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14th DAY OF Feb 19 80
Deputy Register

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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 21st day of May 1970.

Virginia M. Weber
NOTARY PUBLIC

My Commission Expires November 12, 1972

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

PUSH F 76513

IDENTIF. REFERENCE

FEB 14 11 49 AM '80

FELIX Z. NELSON REGISTER
DAVIDSON COUNTY, TENN.

02/14 19.90- CASH

2764

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5566 PAGE 425

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			4000.00-	CO
			10.40	CO TX
			.50	PRFEE
			9.00	TDEED
	VD		9.00-	TDEED
			9.00	WDEED
			CASH	19.90-
2764A02/14/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 76513

IDENTIFICATION REFERENCE

FEB 14 11 49 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 742075