This instrument was prepared by the District Director of Internal Revenue at Nashville, Tennessee. After recordation, the instrument should be returned to the District Director of Internal Revenue, ATTN: Chief, Special Procedures Staff, P. O. Box 1107, Nashville, Tennessee 37202.

CERTIFICATE OF REDEMPTION

OF REAL PROPERTY BY UNITED STATES

WHEREAS, T. Larry Edmonson, by instrument recorded July 24, 1981, of record in Trust Deed Book 5774, Page 210, Register's Office of Davidson County, Tennessee, was the Successor Trustee of a Deed of Trust securing an indebtedness of George R. Newman, Jr., and wife, Mary E. Newman to Ronald Martin, Trustee, and conveying in trust certain real property of George R. Newman, Jr., and wife, Mary E. Newman to-wit:

> A small tract of land in the 13th, formerly the 25th, District of Davidson County, Tennessee, described as follows:
>
> Beginning at a point in the center line of Bull Run Road, at a spike, being the northwest corner of L. J. Lankford's lands, thence with Lankford's line as follows: South 12 degrees, 15 minutes, east 420.5 feet to a point; South 65 degrees West, crossing Bull Run Creek, 126 feet to a point; South 36 degrees, 30 minutes, West 363 feet to a stake; thence continuing partly with Lankford's line and along Dozier's North line, South 83 degrees, 30 minutes, west 179.8 feet to a stake, an inner corner of the Dozier lands, the southwest corner of this tract; thence with Dozier's east line north 9 degrees, 40 minutes west 539 feet to the center line of Bull Run Road; thence with the center line of the same North 65 Degrees, East 562 feet to the point of beginning, containing 6.53 acres, more or less.
>
> Included in the above description but excluded therefrom is a 2.4 acre tract, more or less, more fully described as follows:
>
> Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert on January 30, 1954, as follows: Beginning in the center of Bull Run Road at a point 353 feet west of the northwest corner of the property conveyed to L. J. Lankford and wife, by deed from Woodrow W. Smith and wife, of record in Book 1494, Page 19, Register's Office for said County, thence with the center of said road South 60 degrees, 15 minutes, West 210 feet to the intersection of the center of the said Bull Run Road with the easterly margin of 25 foot access roadway; thence with said roadway South 17 degrees, 45 minutes East 488 feet to an iron pin; thence North 70 degrees, 25 minutes, East 210 feet to an iron pin; thence North 17 degrees 25 minutes West 525 feet to the beginning, containing 2.4 acres, more or less.
>
> Being the same property conveyed to George R. Newman Jr., and wife, Mary E. Newman, by quitclaim deed from Herbert Smith and wife, Laura Smith, of record in Book 5062, Page 408, Register's Office for said County.
>
> Being the same property conveyed to Commerce Union Bank

by Successor Trustee's Deed, dated August 31, 1981 and recorded in Book 5792, Page 673, Register's Office for Davidson County, Tennessee.

WHEREAS, a foreclosure sale was conducted by the Successor Trustee, T. Larry Edmonson, pursuant to the provisions of said deed of trust on August 25, 1981, and at which sale Commerce Union Bank, Nashville, Tennessee purchased said real property for the price of $4,000.00, which does not include certain sale expenses and attorney's fees;

WHEREAS, the United States of America is the holder of a Federal tax lien against George R. Newman, Jr., notice of which is recorded in Book 5659, Page 853, in the Register's Office of Davidson County, Tennessee, and Mary Newman, notice of which is recorded in Book 5659, Page 855, in the Register's Office of Davidson County, Tennessee which liens were inferior to the lien created by the aforementioned deed of trust;

WHEREAS, the notice of Federal tax liens had been on file in said Register's Office for more than 30 days prior to the foreclosure sale on August 25, 1981;

WHEREAS, the United States consented to the foreclosure sale pursuant to Section 7425(c)(2) of the Internal Revenue Code of 1954;

WHEREAS, the United States of America is authorized under Section 7425(d) of the Internal Revenue Code of 1954 to redeem such property within 120 days from the date of the foreclosure sale, upon payment to the purchaser at said sale of amount specified in 28 U.S.C. Sec. 2410 (d)(1964).

NOW, THEREFORE, THIS INSTRUMENT WITNESSETH, THAT I, Jack G. Petrie Acting District Director of Internal Revenue at Nashville, Tennessee, have timely exercised the right of redemption given the United States under Section 7425(d) of the Internal Revenue Code of 1954 and through my designated agent, have tendered to Commerce Union Bank the sum of $4,598.80, the amount required for redemption by 28 U.S.C. Section 2410(d)(1964). When recorded, this certificate shall transfer to the United States all the right, title and interest in and to such property acquired by Commerce Union Bank by virtue of said foreclosure sale,

Section 7425(d)(3)(C) of the Internal Revenue Code of 1954.

WITNESS my hand at Nashville, Tennessee, on this DEC 10 1981 day of December, 1981.

Jack G. Petrie
Jack G. Petrie
Acting District Director of Internal Revenue
Nashville, Tennessee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me Patsy Carlton a notary public in and for said State and County, the within named Jack G. Petrie, Acting District Director of Internal Revenue, Nashville District, State of Tennessee, with whom I am personally acquainted, and known by me to be such officer who acknowleded that he executed the within instrument as such officer, freely and voluntarily, for the purpose therein contained.

Patsy Carlton
Notary Public

MY COMMISSION EXPIRES: My commission expires April 21, 1985

RUSH

IDENTIF. REFERENCE G 7 1 8 2 7

DEC 11 2 02 PM '81
FEE $ ... PAID TO REGISTER
DAVIDSON COUNTY, TENN.

CHECK

12/11/81

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