OFFICIAL RECEIPT

Form 2435
(Rev. September 1982)

Department of the Treasury — Internal Revenue Service

BOOK 6025 PAGE 632

Certificate of Sale of Seized Property

I certify that I sold at public sale the property described below, seized for nonpayment of delinquent internal revenue taxes due from:

Taxpayer's name: James and Emmie Abernathy

Date of sale: March 15, 1983 Sale held at: 74 Fairfield Avenue, Nashville, Tennessee In the county of Davidson

Description of property sold:
(If you need more space, please attach a separate sheet.)

Two tracts of real property located in Davidson County, described as follows:

TRACT #1 - Real property located at 74 Fairfield Avenue, Nashville, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the South 28 feet of the North 52 feet of Lot No. 1 on the map of Emma C. Watson's Subdivision of record in Book 57, page 84, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Beginning at an iron pin in the westerly margin of Fairfield Avenue 88 feet from the North margin of Cannon Street, running thence 89° 30' W. 85.5 feet to a stake, thence North 8° 45' E. 28 feet to a stake, thence South 89° 30' E. 85.5 feet to an iron pin in the West margin of Fairfield Avenue, thence with West margin of Fairfield Avenue, South 8° 45' W. 28 feet to the point of beginning. All in accordance with survey and plat by Norris H. Hickerson, August 12, 1949. Being part of the property conveyed to Sam Garfinkle by deed from Lucille Rucker of record in Book 1733, page 449, Register's Office for Davidson County, Tennessee.

TRACT #2 - Real property located at 76 Fairfield Avenue, Nashville, described as follows:

Being the northerly 28 feet of Lot No. 1, Emma G. Watson's Subdivision of record in Book 57, page 84, Register's Office for Davidson County, Tennessee, and more fully described as follows: Beginning at an iron pin in the Westerly margin of Fairfield Avenue and the South margin of a 10 foot alley, running thence South 8° 45' West with the westerly margin of Fairfield Avenue 24 feet to an iron pin, thence North 89° 30' W. 85.5 feet to a dead line,

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The above property was sold at the highest bid received, and receipt of the bid amount is acknowledged. The sale was conducted as provided by Subchapter D, Chapter 64, of the Internal Revenue Code and related regulations.

Sale amount: $ 4000.00 Purchaser's name John J. and Marcella Nanni Jack J. and Bessie D. Cohen

Purchaser's address: 528 Stahlman Building Nashville, Tennessee 37201

(Please see the information on the back of this form)

Revenue Officers's Signature	District
Michael W Morgan	Nashville 633
Revenue Officer's Address	**Date**
Room 313B Federal Building 801 Broadway Nashville, Tennessee	March 15, 1983

Part 1 — To Purchaser *(over)* Form **2435** (Rev. 9-82)

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Notice to Purchaser or Purchaser's Assignee

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Personal Property

This certificate transfers to the purchaser all right, title, and interest of the taxpayer in and to the personal property described.

Real Property

If the real property is not redeemed within the time prescribed in section 6337 of the Internal Revenue Code, a deed will be issued as soon as possible after the surrender of this certificate. The deed will convey the right, title, and interest of the taxpayer in and to the real property. Instructions for obtaining a deed are given below.

Redemption Rights

The rights of redemption of real estate after sale, as specified in Code section 6337 (b), are quoted below:

(b) Redemption of Real Estate After Sale.

(1) Period.—The owners of any real property sold as provided in section 6335, their heirs, executors, or administrators, or any person having any interest therein, or a lien thereon, or any person in their behalf, shall be permitted to redeem the property sold, or any particular tract of such property, at any time within 180 days after the sale thereof.

(2) Price.—Such property or tract of property shall be permitted to be redeemed upon payment to the purchaser, or in case he cannot be found in the county in which the property to be redeemed is situated, then to the Secretary, for the use of the purchaser, his heirs, or assigns, the amount paid by such purchaser and interest thereon at the rate of 20 percent per annum.

How to Obtain a Deed

If the real estate is not redeemed within the 180-day period, the purchaser or assignee may obtain a deed by surrendering this certificate of sale, either by personal delivery or mail, to:

1) The District Director of Internal Revenue for the district in which the property is located, marked for the Attention, Chief, Special Procedures; or

2) The address of the Internal Revenue Service office shown on the front of this certificate.

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thence North 8° 45' East 28 feet to the South margin of a 10 foot alley, thence with the South margin of said alley 85.5 feet to point of beginning. All in accordance with survey and plat by Norris Hickerson, Surveyor, dated August 12, 1949, being part of the property conveyed to Sam Garfinkle by deed of record in Book 1733, page 449, in Register of Deeds, Davidson County, Tennessee.

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IDENTIF. REFERENCE

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FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN