File #1

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

Send tax bills to: Paul Durham
P. O. Box 110603
Nashville, TN 37211

Map Parcel Number:
146-06-021

BOOK 7250 PAGE 536

QUITCLAIM DEED
(Pursuant to Section 7506 of the Internal Revenue Code of 1954 and Regulations Thereunder)

THIS DEED is made the 27th day of July 1987, by and between William D. Bass, Acting District Director of Internal Revenue for the District of Nashville, Tennessee, Grantor, and Paul Durham, P. O. Box 110603, Nashville, Tennessee 37211, Grantee.

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 my designated agent having tendered to First American National Bank the sum of $340,000.00. The Certificate of Redemption was recorded in the Register's Office of Davidson County, Nashville, Tennessee, on April 14, 1987, in Deed Book 7202, page 952.

WHEREAS, the hereinafter described property was sold by public auction on May 15, 1987, in accordance with Internal Code of 1954, Sec. 7506(b) and Treasury Regulations, the sale having been previously advertised as required by law. The property was sold to the said grantee for the sum of Four Hundred Three Thousand Two Hundred Sixty Four and 00/100th's ($403,264.00), said grantee being the highest bidder for same, and that sum being the highest bid for same;

NOW, THEREFORE, that and in consideration of the sum of Four Hundred Three Thousand Two Hundred Sixty Four and 00/100th's ($403,264.00), 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 Paul Durham his 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. 3 on the map of Franklin Road Estates, as of record in Book 1130, page 58, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Franklin Pike at the corner of Lots 3 and 4; thence with the line between said lots, easterly

30448

IDENTIFICATION REFERENCE

MAY 28 2 12 PM '87

DAVIDSON COUNTY, TN

671 feet to a point; thence northerly 200 feet to the south margin of a 50 foot drive; thence with the margin of the same, westerly 651.4 feet to the beginning of a curve; thence around said curve southwesterly 29.5 feet to the east margin of Franklin Pike; thence with the margin of the same, southerly 200.8 feet to the point of beginning.

BEING the same property conveyed to Jaco, Inc. by deed from Mack Sanders and wife, Sherry Sanders, of record in Book 5351, page 209, said Register's Office.

Being the same property conveyed to First American National Bank by Trustee's Deed dated 12/29/86 and recorded in Deed Book 7083, Page 343, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the United States by Certificate of Redemption dated April 14, 1987 and recorded in Deed Book 7202 Page 952, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property unto Paul Durham, said grantee, his successors and assigns, forever as fully and absolutely as the said grantor can or may lawfully convey by its interest in said property.

IN WITNESS WHEREOF the said grantor has hereunto set his hand and seal this 27th day of May, 1987.

William D. Kuss

William D. Kuss, Actg

District Director of Internal Revenue
Nashville, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Kathleen A. Osborne a notary public in and for said State and County, the within named William D. Kuss, Acting 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.

Kathleen A. Osborne

Notary Public

MY COMMISSION EXPIRES: 12/13/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Three Thousand Two Hundred Sixty-Four and 00/100 Dollars ($403,264.00).

Elizabeth M. Adcock

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of May, 1987.

Susanne M. Martin

Notary Public

My Commission Expires: April 9, 1989

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

RECEIVED OF _____

FOR _____

BOOK 7250 PAGE 538

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			403264.00-	CAMT.
			1129.24	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	1135.74-
2405A	05/28/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30448

IDENTIFICATION REFERENCE

MAY 28 2 12 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 86848