Form **2435**
(Rev. May 1987)

Department of the Treasury — Internal Revenue Service

Certificate of Sale of Seized Property

Map 59-16
Par 25 Jd

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: Horace E. Bean

Date of sale: March 16, 1990 Sale held at: Room 201 801 Broadway

Nashville, Tennessee In the county of Davidson

BOOK 8068 PAGE 551

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

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Haynes Heights Subdivision, Section I, as of record in Book 2331, page 29, Register's Office for Davidson County, Tennessee.
Said Lot No. 9 begins at a point in the southwest margin of Whites Creek Pike, said point being N 54° 00' E 5 feet from the corner of Lot No. 10 in the line of Lot No. 9; thence southeast along said margin 131.4 feet to a point, the beginning of a curve; thence 39.3 feet around said curve, having a radius of 25 feet, to a point in the north margin of Francis Street; thence southwest along said margin 121 feet to a point in the boundary line of the Subdivision; thence N 25° 32' west 146.8 feet to a point, the common rear corner of Lots Nos. 9 and 10; thence northeast with the line between said lots 118 feet to a point in the southwest margin of Whites Creek Pike, being the point of beginning.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

Being the property conveyed to Horace E. Bean and wife Jeanette B. Bean by deed of record in Book 2904, page 577, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,005.00
Jeanette B. Bean
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 1990
Deputy Register

Mail Buyer + Tax Bills
Jeanette B. Bean
600 Pierpoint Drive
Nashville, Tenn 37207

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: $ 12,005.00 Purchaser's name Jeanette B. Bean

Purchaser's address: 600 Pierpoint Drive Nashville, Tennessee 37207
(Please see the information on the back of this form)

Revenue Officer's Signature	District
Michael W Morgan	Nashville
Revenue Officer's Address	**Date**
Room 201 801 Broadway Nashville, Tennessee	March 16, 1990

Part 1 — To Purchaser *(over)*

BOOK 8068 PAGE Form **2435** (Rev. 5-87)

BOOK 8068 PAGE 552

Notice to Purchaser or Purchaser's Assignee

Personal Property

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

4095 03/20 0101 03CHECK 46.60

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 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.

RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.
MAR 20 1 55 PM '90
IDENTIF. REFERENCE
M 2 2 1 6

Applicable Sections Under The Internal Revenue Code

SEC. 6338. CERTIFICATE OF SALE; DEED OF REAL PROPERTY

(a) **Certificate of Sale.** — In the case of property sold as provided in section 6335, the Secretary shall give to the purchaser a certificate of sale upon payment in full of the purchase price. In the case of real property, such certificate shall set forth the real property purchased, for whose taxes the same was sold, the name of the purchaser, and the price paid therefor.

(b) **Deed to Real Property.** — In the case of any real property sold as provided in section 6335 and not redeemed in the manner and within the time provided in section 6337, the Secretary shall execute (in accordance with the laws of the State in which such real property is situated pertaining to sales of real property under execution) to the purchaser of such real property at such sale, upon his surrender of the certificate of sale, a deed of the real property so purchased by him, reciting the facts set forth in the certificate.

(c) **Real Property Purchased by United States.** — If real property is declared purchased by the United States at a sale pursuant to section 6335, the Secretary shall at the proper time execute a deed therefor, and without delay cause such deed to be duly recorded in the proper registry of deeds.

SEC. 6339. LEGAL EFFECT OF CERTIFICATE OF SALE OF PERSONAL PROPERTY AND DEED OF REAL PROPERTY.

(a) **Certificate of Sale Property Other Than Real Property.** — In all cases of sale pursuant to section 6335 of property (other than real property), the certificate of such sale —

(1) As evidence. — Shall be prima facie evidence of the right of the officer to make such sale, and conclusive evidence of the regularity of his proceedings in making the sale; and

(2) As conveyances. — Shall transfer to the purchaser all right, title, and interest of the party delinquent in and to the property sold; and

(3) As authority for transfer of corporate stock. — If such property consists of stocks, shall be notice, when received, to any corporation, company, or association of such transfer, and shall be authority to such corporation, company, or association to record the transfer on its books and records in the same manner as if the stocks were transferred or assigned by the party holding the same, in lieu of any original or prior certificate, which shall be void, whether canceled or not; and

(4) As receipts. — If the subject of sale is securities or other evidences of debt, shall be a good and valid receipt to the person holding the same, as against any person holding or claiming to hold possession of such securities or other evidences of debt; and

(5) As authority for transfer of title to motor vehicle. — If such property consists of a motor vehicle, shall be notice, when received, to any public official charged with the registration of title to motor vehicles, of such transfer and shall be authority to such official to record the transfer on his books and records in the same manner as if the certificate of title to such motor vehicle were transferred or assigned by the party holding the same, in lieu of any original or prior certificate, which shall be void, whether canceled or not.

(b) **Deed of Real Property.** — In the case of the sale of real property pursuant to section 6335 —

(1) Deed as evidence. — The deed of sale given pursuant to section 6338 shall be prima facie evidence of the facts therein stated; and

(2) Deed as conveyance of title. — If the proceedings of the Secretary as set forth have been substantially in accordance with the provisions of law, such deed shall be considered and operate as a conveyance of all the right, title, and interest the party delinquent had in and to the real property thus sold at the time the lien of the United States attached thereto.

(c) **Effect of Junior Encumbrances.** — A certificate of sale of personal property given or a deed to real property executed pursuant to section 6338 shall discharge such property from all liens, encumbrances, and titles over which the lien of the United States with respect to which the levy was made had priority.

(d) **Cross References.** —

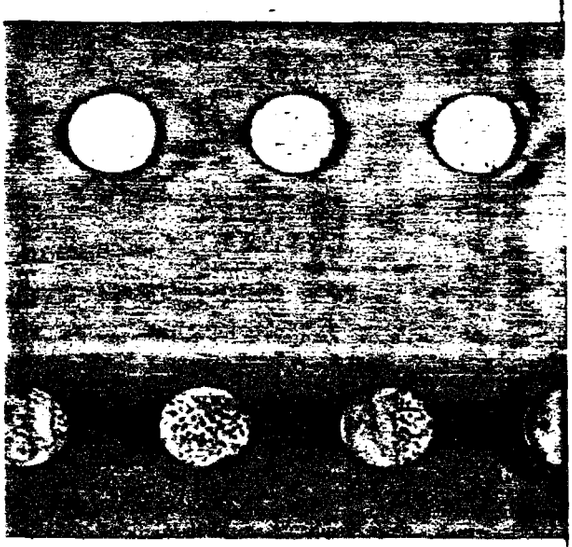
(1) For distribution of surplus proceeds, see section 6342(b).

(2) For judicial procedure with respect to surplus proceeds, see section 7426(a)(2).

Form 2435 (Rev. 5-87)

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.





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

RECEIVED OF _____

FOR _____

BOOK 8068 PAGE 553

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
				CAMT 12005.00
				CON TX 39.60
				PRFEE 1.00
				MISC 6.00
				TOTAL 46.60
				CHECK 46.60
			03/20/90 01	13:54 0001 4095

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 2216

IDENTIF. REFERENCE

Mar 20 1 55 PM '90

FELIX Z. WILSON II REG.
DAVIDSON COUNTY TN.

No. 302540