(27-B)

BOOK 8622 PAGE 361

This instrument prepared by:
Cindy S. Smith, Attorney at Law
2605 Elm Hill Pike, Suite C
Nashville, TN 37214

Map 074-12-0
Parcel 159.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 27, 1989, recorded in Book 7901, Page 618, in the Register's Office of Davidson County, Tennessee, Everett A. Lowe and Lillian D. Earl, unmarried persons, conveyed to Vicki V. Klein, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Book 8580, Page 490, in the Register's office of Davidson County, Tennessee; and,

WHEREAS, pursuant to request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale in said Deed of Trust by which advertisement the sale was appointed to be held on WEDNESDAY, MAY 6, 1992, at the Davidson County Courthouse in Nashville, Tennessee, at 10:30 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outery to the highest and best bidder for cash at which time the said property; was struck off and sold to Harry D. Bass, whose address is P.O. Box 569, Hermitage, TN 37076, at and for the sum of $72,083.77, that being the highest and best bid offered; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFOR, in consideration of the premises and the payment by Harry D. Bass, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Cindy S. Smith, Attorney at law as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Harry D. Bass, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 501 on the Plan of Hermitage Hills, Section 5 which is of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 501 fronts 80 feet on the southerly side of Bonnavista Drive and extends back 150.3 feet on the westerly line and 153.7 feet on the easterly line to a dead line on the rear measuring 80 feet thereon.

This legal description is identical with that in Deed recorded in Book 7901, Page 618, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Register's Book 7901, Page 618, said Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7901, Page 615, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easement, State and Federal tax liens and any other matter of record. This conveyance is made subject to the rights of the United States to redeem the land as provided for in 26 u.s.c. Sub. Sec. 7425(d)(1), and attached hereto as exhibit A is a copy of the notice thus provided to the United States.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Harry D. Bass, his successors and assigns, in fee simple forever, to whom the said Cindy S. Smith, Attorney at Law, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IT WITNESS WHEREOF, the said Cindy S. Smith, Attorney at Law, Substitute Trustee, has hereunto set her hand and seal on Wednesday, May 7, 1992.

Cindy S. Smith, Atty.

Cindy S. Smith
Attorney at Law

MAY 8 12 02 PM '92

08897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cindy S. Smith, Attorney at Law, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Cindy S. Smith, Attorney at Law, the within named bargainor, and that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and Notarial Seal at Office the day and year above written.

Nancy Drewthar

NOTARY PUBLIC
My Commission Expires: 9/25/93

5125 05/08 0101 03CHECK 279.77

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration of this transfer or value of the property transferred, whichever is greater is $72,083.77 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

xNancy Drewthar

Affiant

Subscribed and sworn to before me on Wednesday, May 7, 1992.

Pamela J. Allen

Notary Public
My Commission Expires: 7-22-95

PROPERTY ADDRESS: 5005 BONNAVISTA DRIVE, HERMITAGE, TN 37076

RETURN TO: CINDY S. SMITH, ATTORNEY AT LAW, 2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Box 27-B)
PROPERTY OWNER AND PERSON RESPONSIBLE FOR PAYMENT OF TAXES:
HARRY D. BASS P.O. Box 569, Hermitage, TN 37076

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CINDY S. SMITH
ATTORNEY AT LAW
ROYAL ELM OFFICE PARK
2605 ELM HILL PIKE, SUITE C
NASHVILLE, TENNESSEE 37214
(615) 871-4141 FAX (615) 871-4142


April 2, 1992

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

District Director of Internal Revenue
ATTN: Chief, Special Procedures Staff
Internal Revenue Service
801 Broadway MDP No. 148
Nashville, TN 37203

RE: Notice of Nonjudicial Sale of Property

To the Chief, Special Procedures Staff:

By this letter, we are hereby providing the Internal Revenue Service with notice pursuant to Publication 786(REV.6-80) that certain property located at 5005 Bonnavista Drive, Hermitage, Tennessee 37076. Listed below is the required information:

1) The name and address of the person submitting the notice:

Cindy S. Smith
Attorney at Law
2605 Elm Hill Pike, Suite C
Nashville, TN 37214

2) A copy of the Federal Tax Lien, Form 668, affecting the property to be sold is attached.

3) A detailed description, including location, of the property affected by the notice is as follows:

Land in Davidson County, Tennessee, being Lot No. 501 on the Plan of Hermitage Hills, Section 5 which is of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 501 fronts 80 feet on the southerly side of Bonnavista Drive and extends back 150.3 feet on the westerly line and 153.7 feet on the easterly line to a dead line in the rear measuring 80 feet thereon.

This is improved property known as 5005 Bonnavista Drive, Hermitage, TN 37076.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



4) The date, time, place, and terms of the sale of the property, are as follows:

Date: May 6, 1992
Time: 10:30 a.m.
Place: Front Door of the Metro Courthouse, Davidson County, Tennessee

Terms of the Sale: To the highest bidder for cash, free of the equity of redemption, statutory redemption, homestead, dower, and courtesy and all other rights or exemptions of every kind.

5) The approximate amount of the principal obligation including interest is:

$ 74,603.77

6) A description of any expenses that will be chargeable against the sale proceeds are:

Advertising Costs: $234.90
Legal Fees: Approximately $350.00
Recording Fees: $6.00

Under penalties of perjury, I declare that I have examined this notice, and to the best of my knowledge and believe, it is true, correct, and complete.

Sincerely,

Cindy S. Smith

CSS/pja

cc: Mr. Harry D. Bass

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.
1. ☐ Show to whom delivered, date, and addressee's address. (Extra charge) 2. ☐ Restricted Delivery (Extra charge)

3. Article Addressed to:
District Director of Internal Rev.
ATTN: Chief, Special Procedures Staff
Internal Revenue Service
801 Broadway MDP No. 148
Nashville, TN 37203

4. Article Number
P 572 235 380

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee
X

6. Signature — Agent
X

7. Date of Delivery
4. 7. 92

8. Addressee's Address (ONLY if requested and fee paid)

APR 07 1992

PS Form 3811, Apr. 1989 DOMESTIC RETURN RECEIPT

OFF REC

District: Nashville, TN

Serial Number: 629021890

For Optional Use by Recording Office

5567 02/26 0101 03CHECK 6.00

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, notice is given that taxes (including interest and penalties) have been assessed against the following-named taxpayer. Demand for payment of this liability has been made, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

DAVIDSON COUNTY TN
Feb 26 9 55 AM '90
IDENTIF. TREFERENCE
06135

Name of Taxpayer: EVERETT A & RITA C LOWE

Residence: 877 MERCER DR
HERMITAGE, TN 37076

IMPORTANT RELEASE INFORMATION: With respect to each assessment listed below, unless notice of lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a)

| Kind of Tax (a) | Tax Period Ended (b) | Identifying Number (c) | Date of Assessment (d) | Last Day for Refiling (e) | Unpaid Balance of Assessment (f) |
|---|---|---|---|---|---|
| 1040 | 12/31/86 | [redacted]-2255 | 04/10/89 | 05/10/95 | 3721.00 |

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Place of Filing:
Register of Deeds
Davidson County
Nashville, TN 37219

Total $ 3721.00

This notice was prepared and signed at Nashville, TN on this, the 16th day of February, 90

Signature: for John Dyer SLA60

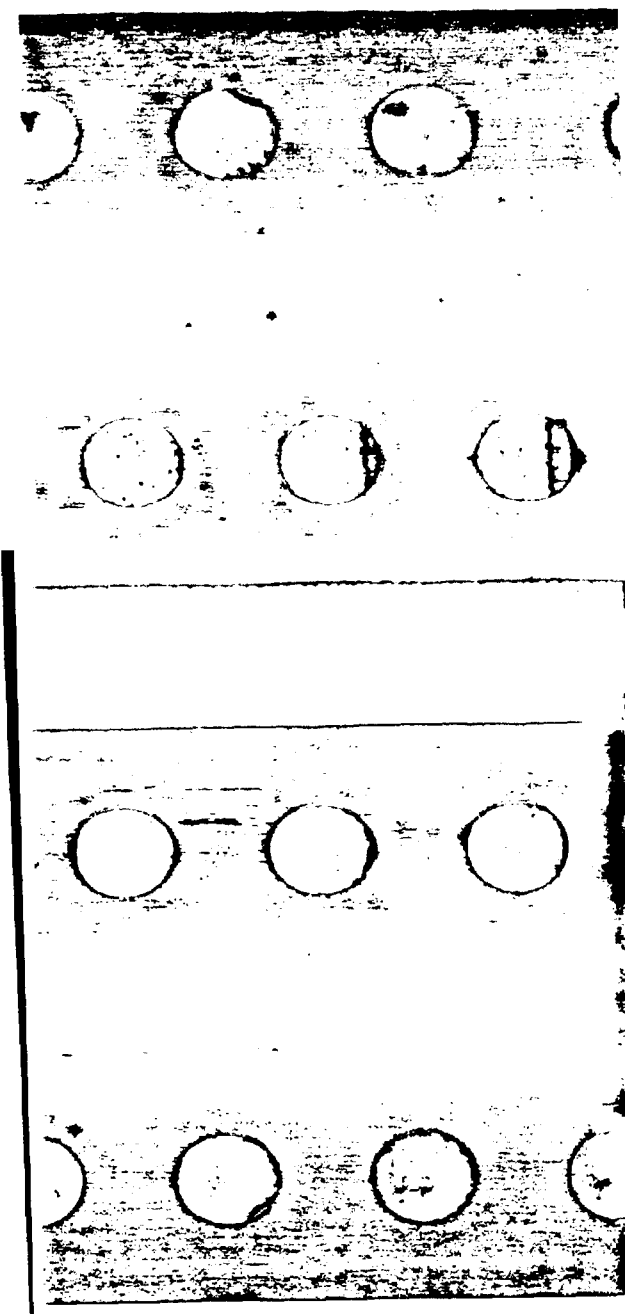
Title: [615] 736-7007
62-01-6003

NOTE: Certificate of release authorized by law to be issued automatically is not considered to the validity of Notice of Federal Tax Lien

Form 668 (Y) (Rev. 7-89)

Part 1 - Kept By Recording Office

RECORDERS 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 _____

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| | | |
|---|---|---|
| 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 72083.77
CON TX 266.77
PRFEE 1.00
WDEED 12.00
TOTAL 279.77
CHECK AMT 279.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/08/92 01 12:07 0001 5125

0.8.8.9.7.

IDENTIFICATION REFERENCE

MAY 8 12 02 PM '92

No. 529365