Owner & Tax Responsibility: Trans Financial Federal Savings Bank of Tennessee P. O. Box 1718 Tullahoma, TN 37388 Mail	Tax Information: Map: 050 Group: 11-0 Parcel: 116.00 Control Map:
This instrument prepared by: Vanessa A. Henry Henry & McCord P. O. Box 538 300 North Jackson St. Tullahoma, TN 37388	

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 7th day of April, 1989, of record in the Register's Office of Davidson County, Tennessee, in Trust Deed Book 7815, page 196, Eddie L. Smith and wife Shelia B. Smith, conveyed to Vanessa Henry, Trustee, the hereinafter described real estate to secure a certain promissory note dated the 7th day of April, 1992, executed by Eddie L. Smith and wife, Shelia B. Smith, in the amount of SIXTY THREE THOUSAND EIGHT HUNDRED EIGHTY EIGHT and 00/100ths DOLLARS ($63,888.00), payable to First Federal Savings Bank of Tennessee (now TRANS FINANCIAL FEDERAL SAVINGS BANK OF TENNESSEE).

WHEREAS, default was made in the payment of said note and the owner and holder thereof having directed the undersigned Trustee to sell said property, as provided by said Deed of Trust, I, Vanessa A. Henry, Trustee, did cause said real estate to be advertised for sale in accordance with the terms and provisions of said Deed of Trust, advertising that said property would be sold at 11:15 o'clock a.m. on June 3, 1992 at the main door at the Courthouse in Nashville, Davidson County, Tennessee to the highest, best, and last bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights and exemptions of every kind, all of said exemptions being expressly waived in said Deed of Trust but subject to the lien of all taxes assessed against subject property; and at said time and place stated in said Trustee's Notice of Sale of Real estate, and pursuant to said Deed of Trust and said notice, I, Vanessa A. Henry, Trustee, at 11:15 o'clock a.m. on June 3, 1992, offered said property for sale in front of the main door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry; and after receiving competitive bids,

HENRY & McCORD
ATTORNEYS AT LAW
300 NORTH JACKSON ST.
P.O. BOX 538
TULLAHOMA, TENN.
37388

sold said property to TRANS FINANCIAL FEDERAL SAVINGS BANK OF TENNESSEE at the price of SEVENTY TWO THOUSAND SIX HUNDRED NINETY FOUR and 26/100ths DOLLARS ($72,694.26) cash, this being the highest, last, and best bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of SEVENTY TWO THOUSAND SIX HUNDRED NINETY FOUR and 26/100ths DOLLARS ($72,694.26), paid by the said TRANS FINANCIAL FEDERAL SAVINGS BANK OF TENNESSEE and crediting said sum on the indebtedness secured by said Deed of Trust, I Vanessa A. Henry, Trustee, have this day bargained and sold and by these presents do hereby sell, transfer, and convey unto the said TRANS FINANCIAL FEDERAL SAVINGS BANK OF TENNESSEE, its representatives and assigns, that certain tract or parcel of land situated in Davidson County, State of Tennessee, and being more particularly described as follows:

Being Lot No. 89 on the Plan of Timberwood Estates, Section One, of record in Plat Book 6250, page 441, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Eddie L. Smith and wife, Shelia B. Smith, from Frank L. Beasley and wife, Gwendolyn Y. Beasley, by deed of record in Book 7815, page 193, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said TRANS FINANCIAL FEDERAL SAVINGS BANK OF TENNESSEE, its representatives and assigns, in fee simple, forever, and in bar of all right or equity of redemption, but subject to the unpaid taxes assessed against subject property.

The above described tract or parcel of land is conveyed subject to the rights of the State of Tennessee to redeem the land as provided for in Tennessee Code Annotated Section 67-1-1433(c)(1). A copy of the notice sent to the State of Tennessee pursuant to Tennessee Code Annontated Section 67-1-1433(b)(1) and a copy of the response of the State of Tennessee to said notice are attached hereto as Exhibits A and B.

AND I, Vanessa A. Henry, Trustee, do hereby transfer, assign, convey and set over unto TRANS FINANCIAL FEDERAL SAVINGS BANK OF TENNESSEE all of the covenants and warranties contained in the aforesaid Deed of Trust and do hereby warrant the title to said

real estate, as fully as I am authorized to do as Trustee, but no further or otherwise.

WITNESS MY HAND this the 3rd day of June, 1992.

VANESSA A. HENRY
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KATHLEEN M. RENWICK a Notary Public, Vanessa A. Henry, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 3rd day of June, 1992.

Kathleen M. Renwick
NOTARY PUBLIC

My Commission Expires: 1/29/95

KATHLEEN M. RENWICK
Notary at Large
State of Tennessee
Commission Expires January 29, 1995

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $72,694.26, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

TRANS FINANCIAL FEDERAL SAVINGS BANK OF TENNESSEE,
By: James V. Gregory, V.P.
Affiant

Subscribed and sworn to before me this the 3rd day of June, 1992.

Kathleen M. Renwick
Notary Public

My Commission Expires: 1/29/95

KATHLEEN M. RENWICK
Notary at Large
State of Tennessee
Commission Expires January 29, 1995

BOOK 8642 PAGE 416

EXHIBIT "A"

HENRY & McCORD
ATTORNEYS AT LAW
300 NORTH JACKSON STREET
P. O. BOX 538
TULLAHOMA, TENNESSEE 37388

JAMES H. HENRY
JOHN M. McCORD
JAMES H. HENRY, II
VANESSA A. HENRY
ROGER J. BEAN
CLIFTON N. MILLER

TELEPHONE 615-455-9301
TELEFAX 615-455-1621
PLEASE REPLY TO:
P. O. BOX 538

April 28, 1992

CERTIFIED MAIL -RETURN RECEIPT REQUESTED

Mr. Joe Huddleston
Commissioner of Revenue
Tennessee Department of Revenue
1200 Andrew Jackson State Office Building
Nashville, TN 37242

ATTN: Director, Tax Enforcement Division

RE: Foreclosure Sale of Property located in Davidson County, Tennessee, belonging to Eddie L. Smith (SSN [redacted]-7468) and wife, Shelia B. Smith (SSN [redacted]-5670)

Dear Sir:

My name is Vanessa A. Henry. My address is P. O. Box 538, Tullahoma, TN 37388. I am named as Trustee on a Deed of Trust executed by Eddie L. Smith and wife, Shelia B. Smith. I enclose a copy of said Deed of Trust for your reference. I also enclose a copy of a tax lien, which is recorded in the Register's Office of Davidson County, Tennessee.

I have previously written to you concerning foreclosure of the enclosed deed of trust. The foreclosure sale was originally scheduled for May 20, 1992 at 11:30 a. m. However, that sale has been cancelled and a new sale date has been set. This letter will notify you of the rescheduled foreclosure sale pursuant to the above described deed of trust which is scheduled for June 3, 1992, at 11:15 a.m., at the Main Door of the Courthouse in Nashville, Tennessee. I enclose a copy of the Trustee's Notice of Sale which contains a detailed legal description of the property to be sold.

The amount of indebtedness owing to the noteholders is approximately $70,300. The other expenses attributable to the foreclosure sale will be approximately $580 for attorney's fees and approximately $235 in publication costs. Publication of the Trustee's Notice of Sale will run in The Nashville Record on May 7, 14 and 21, 1992.

BOOK 8642 PAGE 417

Tennessee Dept. of Revenue
Page Two
April 28, 1992

I enclose a duplicate of this letter and the enclosures, and I am requesting that the receipt of this notice be acknowledged and returned to me. I further request, pursuant to the regulations, that you disclose whether an adequate notice of sale has been given to you. I am requesting this disclosure in order to determine if the foreclosure sale will operate to discharge the State tax liens, and thus, determine the marketability of the title to said property.

Thank you.

Sincerely,

Vanessa A. Henry

VAH/kr

Enclosures

P 387 496 314

RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to Tenn. Dept. of Revenu	
Street and No	
P.O. State and ZIP Code	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$
Postmark or Date	

PS Form

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt Fee will provide you the signature of the person delivered to and the date of delivery.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
Mr. Joe Huddleston
Commissioner of Revenue
Tennessee Dept. of Revenue
1200 Andrew Jackson State
Office Bldg.
Nashville, TN 37242

4a. Article Number
P 387 496 314

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

5. Signature (Addressee) Dave Anderson

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

6. Signature (Agent) APR 29 1992

PS Form 3811, November 1990 ★U.S. GPO: 1991—287-066 **DOMESTIC RETURN RECEIPT**

BOOK 8642 PAGE 418

EXHIBIT "B"

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

May 27, 1992

Ms. Vanessa A. Henry
Henry & McCord
Attorneys at Law
300 North Jackson Street
P.O. Box 538
Tullahoma, Tennessee 37388

7449 06/03 0101 03CHECK 287.99

Re: Foreclosure Sale of Property Owned by
Eddy L. Smith
Account number: 1-411660621-001-8

Dear Ms. Henry,

This is in reference to your letter dated April 28, 1992 concerning a foreclosure sale of property owned by Eddy L. Smith.

Your letter does comply with the provisions of T.C.A. 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of sale, the indebtedness indicated in your letter, and any other superior liens, the amount of taxes, penalties, and interest due the Department of Revenue must be remitted to the State of Tennessee. The amount of taxes, penalties and interest due as of June 20, 1992 is $78,975.07.

After the sale, please furnish me with an accounting of the sale (a closing statement), and I will release the State's tax lien on the property sold.

I trust that this has answered your letter, but if not, please let me know.

15969 IDENTIF. REFERENCE
JUN 3 11 42 AM '92
FELIX Z. ANDERSON JR. REGISTER
DAVIDSON COUNTY TN.

Sincerely,

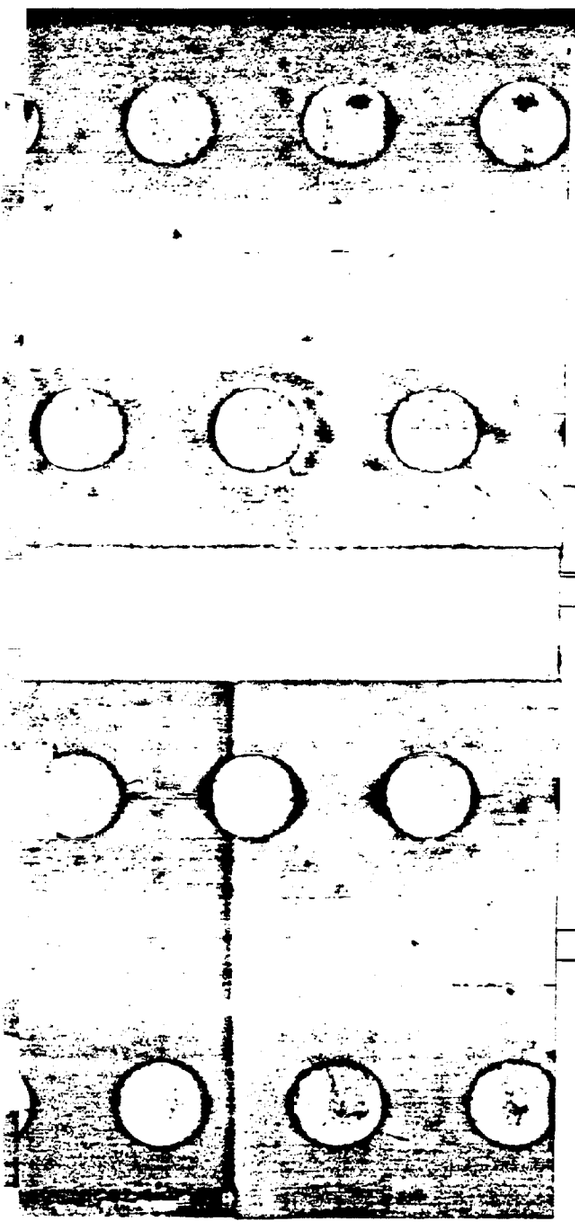
John S. Peeler, Director
Tax Enforcement Division

, 1992

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

JSP:WEH:rcw

xc: Bob Tyree, Revenue Enforcement Supervisor, Nashville Region



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

RECEIVED OF _____

FOR _____

BOOK 8642 PAGE 419

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 72694.26
CON TX 268.99
PRFEE 1.00
WDEED 18.00
TOTAL 287.99

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 287.99

06/03/92 01 11:40 0001 7449

15969

IDENTIF. REFERENCE

JUN 3 11 42 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 537248