This instrument prepared by:
Jennifer Franks, Attorney
Suite 115, 105 Southeast Parkway
Franklin, Tennessee 37064
615/791-9170

SUCCESSOR TRUSTEE'S DEED

ADDRESS NEW OWNER:
Secretary of U.S. Department of Housing and Urban Development
251 Cumberland Bend Drive
Nashville, TN 37228-1803

SEND TAX BILLS TO:
SAME

MAP & PARCEL NUMBER:
75-11-49

This is improved property known as:

624 Mercer Drive, Hermitage, Tennessee 37076

WHEREAS, by Deed of Trust dated October 20, 1980, and recorded in Book 5670, page 838, Register's Office for Davidson County, Tennessee, Michael W. Gillum and wife, Patricia O. Gillum conveyed to Carol A. Conatser, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured by assignment in Book 6197, page 78, appointed the undersigned as Successor Trustee by instrument recorded in Book 8666, page 983, said Register's Office; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, the Secretary of U.S. Department of Housing and Urban Development of Washington, D.C., the holder of the secured indebtedness, being the highest and best bidder became the purchaser of said property at and for the sum of EIGHTY EIGHT THOUSAND SEVEN HUNDRED SIXTEEN AND 80/100---------($88,716.80)---------- DOLLARS.

NOW THEREFORE, in consideration of the premises, the undersigned, JENNIFER FRANKS, AS SUCCESSOR TRUSTEE, does hereby grant, bargain, sell and convey unto the said SECRETARY OF U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., the following described property being in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 413 on the Plan of Highlands of Tulip Grove, Section III, as of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee.

Said Lot No. 413 fronts 85 feet on the westerly margin of Mercer Drive and extends back 123.80 feet on the northerly line and 122.55 feet on the southerly line to a dead line in the rear measuring 79.78 feet thereon.

Being the same property conveyed to Michael W. Gillum and wife, Patricia O. Gillum by deed of record in Book 6717, page 503, said Register's Office.

Without limitation, this conveyance of the above described property is subject to the rights of the United States to redeem the land as provided for in 26 USC 7425(d)(1). See attached as Exhibit "A" copies of the notice provided to the U.S. and the response to same.

Together with and including the improvements located thereon.

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Secretary of U.S. Department of Housing and Urban Development of Washington, D.C. in fee simple forever, to whom the said Jennifer Franks, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under her as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Jennifer Franks as Successor Trustee has caused this instrument to be executed this the ~~31~~ 18 day of August ~~July~~, 19 92.

Jennifer Franks

JENNIFER FRANKS
SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the state and county aforesaid, JENNIFER FRANKS, SUCCESSOR TRUSTEE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Franklin, Tennessee this ~~31~~ 18 day of ~~July~~ August, 19 92.

Dorothy Faye Hood
NOTARY PUBLIC

My commission expires: 8/01/95

DOROTHY FAYE HOOD NOTARY PUBLIC AT LARGE STATE OF TENN.

JENNIFER FRANKS
Attorney At Law

105 Southeast Parkway
Suite 115
Franklin, Tennessee 37064
(615) 791-9170

BOOK 8703 PAGE 676

July 16, 1992

EXHIBIT "A"
(page 1 of 3)

District Director
Internal Revenue Service
c/o Mr. John Dyess
Special Procedures Branch
801 Broadway, Room 285
Nashville, Tennessee 37203

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Re: Notice of Foreclosure of
624 Mercer Drive, Hermitage, TN 37076
Lot No. 413, Highlands of Tulip Grove, Sec. III,
Plat Book 4675, page 140, Register's Office for
Davidson County, Tennessee

Michael W. Gillum etux, Patricia O. Gillum
NOTICES OF FEDERAL TAX LIENS
Book 8427, page 543, and Book 8211, page 137 and
Book 8161, page 495, Register's Office for
Davidson County, TN (copies enclosed)
Identifying No. [redacted]-4254

Dear Mr. Dyess:

By assignment of record in Book 6197, page 78, Register's Office for Davidson County, Tennessee, the Secretary of the U.S. Department of Housing and Urban Development is the owner and holder of a note which is secured by a Deed of Trust executed by Michael W. Gillum and wife, Patricia O. Gillum, dated October 20, 1980 of record in Book 5670, page 838, said Register's Office.

Pursuant to 26 U.S.C. Sec. 7425(b) I am hereby giving notice, on behalf of the Secretary of a foreclosure sale of the above described property on which the United States claims three liens.

The amount of the principal obligation, including interest and expenses of the foreclosure sale is approximately $88,712.80 through the foreclosure sale date which is TUESDAY, AUGUST 18, 1992 at 10:30 o'clock, A.M. at the front door of the Davidson County Courthouse in Nashville, Tennessee. A copy of the foreclosure notice for publication and a breakdown of the indebtedness and expenses of sale is enclosed.

This letter is being duplicated and I request that you execute a copy of this letter consenting to the sale of the above referenced property, thereby discharging or divesting such property of the liens above referenced.

If you are unable to execute this letter for the purpose of consenting to the discharge of the liens, I ask you to execute a copy of this letter for

the purpose of acknowledging that you received proper notice.

To the best of my knowledge the above information represents all of the facts in regard to your liens, the deed of trust held by the Secretary of the U.S. Department of Housing and Urban Development, and the time and place of the foreclosure sale.

Very truly yours,

Jennifer Franks
Successor Trustee

Enclosures

Consents to the discharge of the tax liens above described.

_____

Acknowledges receipt of proper notification.

_____

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

BOOK 8703 PAGE 678

EXHIBIT "A" CONTINUED

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-4254
Date:
July 20, 1992

JENNIER FRANKS
ATTORNEY AT LAW
105 SOUTHEAST PARKWAY, SUITE 115
FRANKLIN TN 37064

Re: Notice of Sale
Taxpayer: GILLUM, MICHAEL W & PATRICIA
Property Address: 624 MERCER DRIVE
HERMITAGE, TN 37076

Dear Ms. Franks:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice was filed on time and contains all of the required information.

If the property is sold for more than the total of the liens that are senior to the Federal tax lien, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDP 148, Nashville, Tennessee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

3 7 4 6 6

IDENTIFT REFERENCE

AUG 18 10 46 AM '92

[illegible] WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

1429 08/18 0101 03CHECK 20.00

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

[redacted]