James T. Kelly
Loan No. 186586

Name and address of new owner:	Send tax bills:	Prepared by:
Secretary of Housing and Urban Development 251 Cumberland Bend Dr., Suite 200 Nashville, TN 37228-1803	Department of Housing and Urban Development Single Family Property Disposition Branch 251 Cumberland Bend Dr. Suite 200 Nashville, TN 37228-1803	David W. McMackin P.O. Box 198947 Nashville, TN 37219

Mail

Map No. 135-12-A-79C0
Parcel No. 02DX06717

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 9, 1987, recorded in Book 7202, page 219, Register's Office, Davidson County, Tennessee, Lon M. Giarth and wife, I. Dee Giarth, conveyed to Richard P. Sims, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated May 2, 1992, and recorded in Book 8630, page 161, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of May 28, June 4, and 11, 1992, stating that on June 26, 1992, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at

public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to National Mortgage Company who has heretofore assigned its interest in said bid to the Secretary of Housing and Urban Development of Washington, D.C., his successors and assigns for $88,473.27, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Secretary of Housing and Urban Development of Washington, D.C., (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> A certain Condominium in Davidson County, State of Tennessee, described as follows: Unit No. 2015 and Garage Unit 2015G, in Nashboro Village Twelve Condominium, a horizontal property regime, as shown on the plat of record in Book 4675, page 121, Register's Office, Davidson County, Tennessee, to which plan is hereby made.
>
> Being the same property conveyed to Lon M. Giarth and wife, I. Dee Giarth, by deed from Frank David Lyle, unmarried, of record in Book 7202, page 216, Register's Office, Davidson County, Tennessee, and being the same property conveyed to Lon M. Giarth by quitclaim deed from I. Dee Giarth, of record in Book 7817, page 558, said Register's Office and being the same property conveyed to James T. Kelly by deed from Lon M. Giarth, unmarried, of record in Book 7817, page 560, said Register's Office.
>
> This is improved property located at 2015 Nashboro Boulevard, Unit 2015 and 2015G Nashboro Village, Nashville, Tennessee 37217.
>
> The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements

now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Nashboro Village Twelve Condominium as of record in Book 4675, page 121, said Register's Office.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 66-27-101 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 4827, page 30, as amended in Book 6153, page 252, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

The Internal Revenue Service has filed a tax lien(s) against James T. Kelly, of record in Book 8467, page 157, Register's Office, Davidson County, Tennessee. The Notice required by 26 U.S.C. § 7425(b) has been timely furnished to the United States and the sale of the above-described real property is subject to the right of the United States to redeem the above-described real property as provided in 26 U.S.C. § 7425(d)(1).

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and as provided above.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 26th day of June, 1992.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 26th day of June, 1992.

Camille K. Sheldon
Notary Public

My Commission Expires: September 16, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $88,473.27.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 26th day of June, 1992.

Camille K. Sheldon
Notary Public

My Commission Expires: September 16, 1995

EXHIBIT 1

BOOK 8706 PAGE 74

LAW OFFICES
McMACKIN, GARFINKLE, McLEMORE & WALKER
ONE NASHVILLE PLACE, 16TH FLOOR
150 FOURTH AVENUE NORTH
POST OFFICE BOX 198947
NASHVILLE, TENNESSEE 37219

(615) 255-4545
TELECOPIER: (615) 256-7951

DAVID W. McMACKIN
ROBERT M. GARFINKLE
JOHN C. McLEMORE
EDWIN M. WALKER
FRANK GREGORY ABERNATHY
DAVID G. MANGUM

May 20, 1992

FILE COPY

CERTIFIED MAIL -
RETURN RECEIPT REQUESTED
No. P 700 517 786

Chief, Special Procedure Section
District Director
Internal Revenue Service
801 Broadway
Nashville, TN 37203

RE: Notice of Non-Judicial Sale
Taxpayer: James T. Kelly

Gentlemen:

Enclosed is notice of federal tax lien filed against the above taxpayer, of record in Book 8467, page 157, Register's Office, Davidson County, Tennessee. Also enclosed is notice of substitute trustee's sale pertaining to certain real property owned by this taxpayer at 2015 Hillsboro Blvd., Nashville, TN 37217. The first mortgage on this property is being foreclosed on June 26, 1992, by the undersigned as substitute trustee, pursuant to the terms and provisions of that certain deed of trust described in said foreclosure notice.

National Mortgage Company, beneficiary under said deed of trust, has a total unpaid principal balance of $81,697.26, together

with accrued interest and foreclosure expenses, the payment of all of which is secured by the first deed of trust lien being foreclosed.

Very truly yours,

McMACKIN, GARFINKLE, McLEMORE & WALKER

David W. McMackin

DWM/crw

Enclosure

cc: Ms. Pat Miller
National Mortgage Company
Foreclosure Department
4041 Knight Arnold Road
Memphis, TN 38118

P 700 517 786

Certified Mail Receipt
No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to	Chief, Special Procedure
Street & No	Section, District
	Director, Internal Revenue
PO, State & ZIP Code	Service
	801 Broadway
	Nashville, TN 37203
Postage	$
Certified Fee	1.00
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.00
Return Receipt Showing to Whom, Date, & Address of Delivery	
TOTAL Postage & Fees	$
Postmark or Date	5/21/92 James T. Kelly

PS Form 3800, June 1990

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: Chief, Special Procedure Section District Director Internal Revenue Service 801 Broadway Nashville, TN 37203	4. Article Number P 700 517 786 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	8. Addressee's Address *(ONLY if requested and fee paid)*
6. Signature – Agent X Pm Baggett	
7. Date of Delivery 5-27-92	

PS Form 3811, Apr. 1989 ★U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

3785.3

IDENTIFICATION REFERENCE

AUG 19 12 41 PM '92

JAMES W. COVINGTON, REGISTER
DAVIDSON COUNTY, TN

1859 08/19 0101 03CHECK 24.00

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