TRUSTEE'S DEED

THIS INDENTURE, made this 28th day of August, 1992, by and between CHARLES CHILD, Substitute Trustee, of Knoxville, Tennessee, Party of the First Part, and LOMAS MORTGAGE USA, INC., Party of the Second Part.

WITNESSETH:

That, WHEREAS, on the 14th day of January, 1986, Ed F. Jeffrey and Rosemary J. Thurman, executed a Deed of Trust to Jonathan J. Foley, Jr., Trustee, to secure a Promissory Note in the original amount of $51,150.00, the same being payable to Allstate Enterprises Mortgage Corporation, said note being payable in monthly installments as set forth in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee, in Trust Book 6764, Page 274, et seq., to which reference is here made; and

WHEREAS, the owner and holder of said indebtedness did appoint Charles Child, Party of the First Part, as Substitute Trustee, by indenture recorded on the 29th day of June, 1992, in Book 8662, Page 740, in the Register's Office of Davidson County, Tennessee, wherein the original Deed of Trust referred to conveyed the following described property; to-wit:

LAND in Davidson County, Tennessee, being Zone Lot 67-B on the Plan of Zone Lot Division Lots 67-70, Harbor Gate, Section One, of record in Book 6200, Page 331, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to John William Giles and wife, Monnie R. Giles, by Warranty Deed recorded in Book 7229, Page 181, in the Register's Office of Davidson County, Tennessee.

WHEREAS, the same was not paid and the owner and holder of said indebtedness declared the entire amount due and payable and default was made therein and thereupon, at the request of the beneficiary of said Trust, the party of the first part as Substitute Trustee, did advertise the said property as in said Trust provided in a weekly newspaper published in Davidson County, Tennessee; to-wit: The Nashville Record, giving the time, place and terms of sale, and

WHEREAS, on the 28th day of August, 1992, at 10:30 a.m. at the main south door of the Courthouse, Nashville, Davidson County, Tennessee, (the time and place fixed) the said property was offered for sale at public auction for sale for cash in hand in bar of the equity of redemption as provided in said Trust, and being cried at a reasonable time, was finally struck off to the party of the second part hereto at its bid of $ 74,872.62 being the highest and best bidder, which sum was in hand and then applied to said Deed as directed and provided.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD, NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

PREPARED BY:
Charles H. Child
P. O. Box 219
Knoxville, TN 37901

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Lomas Mortgage USA, Inc.
(NAME OF PERSON OR AGENCY)
P.O. Box 226407
Dallas, Texas 75222-6407
(ADDRESS OF ABOVE PARTY)

PROPERTY OWNER:
Lomas Mortgage USA, Inc.
P.O. Box 226407
Dallas, Texas 75222-6407

MAP 136-14
Parcel 213

- NONE -

NOW THEREFORE, in consideration of the premises and the sum sold for said bid and paid, the party of the first part hereto as Substitute Trustee does hereby bargain, sell, transfer and convey unto the party of the second part the parcel or lot of land hereinbefore described subject to the rights of the United States to redeem the land as provided for in 26 U.S.C. §7425(d)(1) to have and to hold the same together with all hereditaments, improvements, building easements, appurtenances hereto and appertaining as an inheritance in fee, free of all rights and equities of redemption and the makers of the Trust Deed and all persons claiming through or under them. The party of the first part covenants as Substitute Trustee he is lawfully seized of said property, has good right to convey and will and does warrant to the party of the second part, his heirs and assigns, the title to said property against all persons claiming by, through and under the party of the first part, but no further otherwise.

WITNESSETH the hand of the party of the first part the day and year first above written.

Charles Child
SUBSTITUTE TRUSTEE

BOOK 8713 PAGE 512

STATE OF TENNESSEE)
) ss.
COUNTY OF KNOX)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, CHARLES CHILD, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Knoxville, Tennessee, this 28th day of August, 1992.

Linda J. Welch
Notary Public
My Commission Expires: 12-20-94

40527

IDENTIFICATION REFERENCE

AUG 28 10 48 AM '92

...A Z. WILSON REGISTER
DAVIDSON COUNTY, TN

NOTARY PUBLIC ... TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 74,872.62

Charles N. Child
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 1992

D. Chandler
Deputy Register

...8:7 28/28 11:21 CHECK 298.1

P 031 248 553

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

Sent to	District Director IR
Street and No	Federal Bldg - 801 Broad
P.O. State and ZIP Code	Nashville, TN 37203
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	$
Postmark or Date	7/20/92

PS Form 3800, June 1991

July 20, 1992

District Director
Internal Revenue Service
Federal Bldg.
801 Broadway
Nashville, Tennessee 37203

Attn: Chief, Special Procedures Staff

Re: Your Account Number: [redacted]-8121
Foreclosure Sale of Property
Owned by: John W. Giles & wife
Monnie R. Giles

BOOK 8713 PAGE 513

Dear Sir/Madam:

Pursuant to 26 USC §7425 and Treas. Reg. §301.7425.3, the undersigned hereby submits the following information under the penalties of perjury:

1. The name and address of the person submitting the notice of sale is Charles H. Child, Substitute Trustee, Suite 600, 603 Main Avenue, P. O. Box 219, Knoxville, Tennessee, 37901.

2. Attached hereto is a copy of the following notice of Federal Tax Lien affecting the property to be sold:

Filing date: August 29, 1991 Book: 8441 Page: 455

3. Attached hereto is a notice of foreclosure sale which contains a detailed description, including location, of the property affected by the notice and the date, time, place and terms of the proposed sale of the property.

4. The approximate amount of the principal obligation secured by the lien sought to be enforced is $50,376.18.

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

5. In addition thereto, the approximate amount of other charges charged against the sale proceeds for legal expenses, publication costs, and recording and probate expenses is $1,000.00.

A duplicate copy of this notice is enclosed, and I request that receipt of notice be acknowledged and returned to the undersigned indicating the date and time of the receipt of the notice and whether this notice is sufficient to comply with 26 USC §7425.

If there are any questions, please feel free to contact me.

Very truly yours,

/s/ Charles N. Child

Charles H. Child

CHC/lw

Enclosures

Certified Mail
Return Receipt Requested

● 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 IRS
Federal Bldg-801 Broadway
Nashville, TN 37203

4. Article Number
P 031 248 953

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 Pam Baggett

7. Date of Delivery
7-22-92

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

PS Form 3811, Apr. 1989 THOMAS-Giles DOMESTIC RETURN RECEIPT

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

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-8121
Date:
July 28, 1992

CHARLES H. CHILD
C/O LAYMAN, O'CONNOR, PETTY & CHILD
PO BOX 219
KNOXVILLE TN 37901

Re: Notice of Sale
Taxpayer: GILES, JOHN W & MONNIE
Property Address: 723 HOLDER DRIVE
NASHVILLE, TN 37217

Dear Mr. Child:

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, Tennesee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

BOOK 8713 PAGE 515

Sincerely,

Chief, Advisory Section
Special Procedures Branch

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

RECEIVED OF _____

FOR _____

BOOK 8713 PAGE 516

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	74872.62
CON TX	277.13
PRFEE	1.00
WDEED	20.00
TOTAL	298.13
CHECK	298.13

08/28/92 01 10:50 0001 4847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40527

IDENTIFICATION REFERENCE

AUG 28 10 40 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 564572