RETURN TO:

Third National Bank
c/o Mr. Steve Smith
444 James Robertson Parkway
Nashville, TN 37219

THIS INSTRUMENT PREPARED BY:

GARY R. THOMPSON, ATTORNEY
Third National Bank in Nashville
P.O. Box 2704, Uptown Station
Nashville, TN 37219

SUCCESSOR TRUSTEE'S DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

Third National Bank
c/o Mr. Steve Smith
444 James Robertson Parkway
Nashville, TN 37219

SEND TAX BILLS TO:

Third National Bank
c/o Mr. Steve Smith
444 James Robertson Parkway
Nashville, TN 37219

MAP PARCEL NUMBERS: Map 158-4-A, Parcel 94 CO

THIS INSTRUMENT made and entered into this 28th day of August, 1992, by and between Gary R. Thompson, Successor Trustee, and Third National Bank in Nashville hereinafter referred to as "Grantee".

W I T N E S E T H:

WHEREAS, by deed of trust executed on the 12th day of July, 1988, of record in Book 7600, page 561, Register's Office for Davidson County, Tennessee, Karl Kanitz and wife, Sharon Kanitz, conveyed certain real property to Paul R. White, Trustee, for the purpose of securing the indebtedness described therein; and

WHEREAS, the original Trustee elected not to serve and the owner and holder of the note evidencing the aforesaid indebtedness, as provided in said deed of trust and by instrument of record in Book 8577, page 123, Register's Office for Davidson County, Tennessee, appointed Gary R. Thompson, a resident of Davidson County, Tennessee, as Successor Trustee and vested him with all of the rights, powers and privileges of the original Trustee named in said deed of trust; and

WHEREAS, the indebtedness secured by said deed of trust was not paid as agreed, but default was made, and thereupon, at the request of Third National Bank in Nashville, the holder of said indebtedness, the Successor Trustee did commence foreclosure of said property pursuant to the provisions of said deed of trust; and

WHEREAS, on Friday, the 28th day of August, 1992, at 12:00 o'clock noon at the south front door of the Metro Courthouse in Nashville, Tennessee, said Successor Trustee offered said real estate for sale, subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record and free from the statutory right of redemption, homestead, dower, and all other exemptions and martial

rights, all of which were expressly waived and conveyed in the aforesaid deed of trust, and after being cried for a reasonable time, the property was sold to the highest bidder, the same being the Grantee, for the sum of $68,000.00 and said sum was in hand paid and then applied as by said deed of trust directed.

NOW, THEREFORE, this deed further witnesseth:

THAT for and in consideration of the said Grantee's having paid the Successor Trustee the sum of $68,000.00, the receipt of which is hereby acknowledged, the Successor Trustee has this day bargained and sold does hereby sell, transfer and convey unto the said Grantee, its successors and assigns, forever, the following described real property in Davidson County, Tennessee:

> A tract of land in the City of Forest Hills, Davidson County, Tennessee, shown as Lot No. 91 on the plan of Otterwood, Section 2, as of record in Book 6900, page 601, Register's Office for said County, to which plan reference is hereby made for a more detailed description.
>
> Being the same property conveyed to Karl Kanitz and wife, Sharon Kanitz by deed from Otterwood, Ltd., of record in Book 7600, page 558, Register's Office for Davidson County, Tennessee.
>
> This is unimproved property located at Lot No. 91, Otterwood, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid real property and any improvements thereon unto the said Grantee, its successors and assigns, in fee simple, forever, and in bar of all rights of redemption.

AND said Successor Trustee does hereby transfer, assign and set over unto the said Grantee all of the covenants and warranties in the aforesaid deed of trust and does hereby transfer, sell and convey unto said Grantee every right, title and interest which he as Successor Trustee holds by virtue of the said deed of trust and his appointment.

The real property conveyed herein is conveyed subject to the rights of the State of Tennessee to redeem the property as provided for in T. C. A. § 67-1-1433(c)(1).

WITNESS the signature of the Successor Trustee on this the 28th day of August, 1992.

Gary R. Thompson

GARY R. THOMPSON
Successor Trustee
P.O. Box 2704, Uptown Station
Nashville, Tennessee 37219
Telephone: 615/748-5946
Reg. No. 6717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Theresa L. Dixon, a notary public in and for the aforesaid state and county, the within named Gary R. Thompson, Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained.

Witness my hand and affixed seal in Nashville, Davidson County, Tennessee, this 28th day of August, 1992.

Theresa L. Dixon
NOTARY PUBLIC

My Commission Expires: July 27, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $68,000.00.

Affiant

Subscribed and sworn to before me, this the 31 day of August, 1992.

NOTARY PUBLIC

~~My Commission Expires:~~ _____

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

Please Reply to:
P.O. Box 2704, Uptown Station
Nashville, Tennessee 37219
Telephone (615) 748-5946
Fax # (615) 748-4228

201 Fourth Avenue North 37219 / P.O. Box 305110, Nashville, Tennessee 37230-5110

Legal Department
GARY R. THOMPSON
Vice President
and Staff Counsel

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

BOOK 8715 PAGE 774

August 3, 1992

Wilbur E. Hooks
Admin. Assist./Special Procedures Staff
Tennessee Department of Revenue
Andrew Jackson State Office Building
Nashville, TN 37242

RE: Foreclosure Sale of Property Owned by Karl and Sharon Kanitz;
Account No. 2-621271188-001-0

Dear Mr. Hooks:

On May 11th of this year I sent to your office a letter notifying the Department of Revenue that I was foreclosing under a deed of trust in favor of Third National Bank against property owned by Karl and Sharon Kanitz and known as Lot #91, Otterwood, Nashville, Tennessee. You responded to that letter in your letter of June 15th, advising me that my letter complied with the provisions of T.C.A. 67-1-1401, et seq. I subsequently advised you that Mr. and Mrs. Kanitz had filed a petition in bankruptcy and that I was stayed from proceeding further with my foreclosure.

Third National Bank has since obtained relief from the bankruptcy stay order and I am again scheduling a foreclosure sale of the property for August 28th at noon. A copy of my sale notice is enclosed.

I understand that taxes, penalties and interest owing by Mr. and Mrs. Kanitz to the State of Tennessee through July 17, 1992 is $59,862.23.

While I do not anticipate that my foreclosure sale will generate sufficient monies to pay the indebtedness owing to Third National Bank and secured by the deed of trust, I will be glad to advise you

of the sale results and would request a release of the State's tax lien at that time.

If you have any questions, please feel free to contact me.

Very truly yours,

Gary R. Thompson

Gary R. Thompson
Attorney for Third National Bank

GRT:tld

Enclosure

cc: Beth Webb
Steve Smith

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:
Wilbur E. Hooks
Admin. Asst./Spec. Procedures
TN Dept. of Revenue
Andrew Jackson State Bldg
Nashville TN 37242

4a. Article Number
P 189 493 029

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

5. Signature (Addressee) Doris Anderson

6. Signature (Agent)

7. Date of Delivery AUG 5 1992

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

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

RECORDER'S NOTE
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 8715 PAGE 776

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

August 18, 1992

567 08/31 0101 03CHECK 276.60

Mr. Gary R. Thompson
Third National Bank
P.O. Box 2704
Nashville, Tennessee 37219

Re: Foreclosure Sale of Property Owned by
Karl and Sharon Kanitz
Account number: 2-621271185-001-5

Dear Mr. Thompson,

This is in reference to your letter dated August 3, 1992 concerning a foreclosure sale of property owned by Karl and Sharon Kanitz.

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 September 20, 1992 is $83,281.74.

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.

Sincerely,

John S. Peeler, Director
Tax Enforcement Division

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

RECEIVED
AUG 20 1992

4 1 1.9 9 IDENTIFICATION REFERENCE
AUG 31 2 42 PM '92
W. J. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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 8715 PAGE 777

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	68000.00
CON TX	251.60
PRFEE	1.00
WDEED	24.00
TOTAL	276.60
CHECK	276.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/31/92 01 14144 0001 5617

4 1 1 2 9 9

IDENTIFI REFERENCE

AUG 31 2 42 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 565334