83-1
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This Instrument was Prepared by:
KEVIN J. JONES, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

**ADDRESS NEW OWNER:**

BOOK 8790 PAGE 935

Community Money Center, Inc.
1100 Kermit Drive, Suite 109
Nashville, Tennessee 37217

**SEND TAX BILLS:**

SAME

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )
The actual consideration or value, whichever is greater, for this transfer is $14,652.56.

AFFIANT

Subscribed and sworn to before me this the 18th day of November, 1992.

NOTARY PUBLIC

My Commission Expires: 1-22-95

66098

IDENTIFICATION REFERENCE

Nov 19 9 59 AM '92

PICK-UP

TRUSTEE'S DEED

WHEREAS, on the 11th day of July, 1989, Lee S. & Dorothy Martin, executed a Deed of Trust to Robert P. Ziegler, as Trustee, to secure a promissory note of even date in the amount of $11,163.66, payable to the order of Community Money Center, Inc. as fully set out in Book 7887, Page 872, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Community Money Center, Inc., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, on insertion of said advertisement appearing in each of the issues of said newspaper on October 15, 22, and 29, 1992, respectively;

WHEREAS, timely notice of the sale has been given to the United States Internal Revenue Service, which holds a lien on all property belonging to Lee S. Martin, Jr. as follows: Serial Number 629154048, recorded in Book 8361, Page 860, dated May 22, 1991, as recorded in the Davidson County Register's Office, Nashville, Tennessee, and the Internal Revenue Service holds a right of redemption under the provisions of 26 USC § 7425 (d)(1), and attached hereto is a copy of the Notice addressed to District Director of Internal Revenue Service under date of October 7, 1992, together with the return receipt number P 169 373 014 showing received by them on 10-13-92.

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Tuesday, November 17, 1992, at 10:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee, and

WHEREAS, at said sale, Community Money Center, Inc. was the highest and best bidder, the amount of its bid being in the sum of Fourteen Thousand Six Hundred Fifty Two and 56/100 ($14,652.56) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Fourteen Thousand Six Hundred Fifty Two and 56/100 ($14,652.56) dollars, credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Community Money Center, Inc., its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> A tract of land in Davidson County, Tennessee, as follows:
>
> Being Lot No. 4 of Block A on the map of Tim H. Moore's Subdivision of parts of Lots 2, 3, 4, and 5 in A. W. Johnson and G. P. Smith's Subdivision, as of record in Book 332, Page 107, Register's Office for said County.
>
> Said Lot No. 4 fronts 80 feet on the northerly side of Greenwood Avenue and runs back between parallel lines 200 feet to an alley, and is a part of original lots numbered 2 and 3.
>
> Being the same property vested in Lee S. Martin by Divorce Decree from Elnora M. Martin as recorded in Book 5555, Page 317, Register's Office of Davidson County, Tennessee.

This is improved property also known as 1003 Greenwood Avenue, Nashville, Tennessee 37206.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Community Money Center, Inc., its successors and assigns, forever.

I, Robert P. Ziegler, Trustee, under the said Deed of Trust of record in Book 7887, Page 872, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Community Money Center, Inc., its successors and assigns, all the rights, title, and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample fashion as I as Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Trustee, has hereto set his hand, this the 18th day of November, 1992.

ROBERT P. ZIEGLER, TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Trustee, and bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 18th day of November, 1992.

Carolyn M. Bill
NOTARY PUBLIC

My Commission Expires:

1-22-95

8746 11/19 0101 03CHECK 79.39

LAW OFFICES
LOEWENSTEIN, ZIEGLER & BUFFALOE
NOT A PARTNERSHIP
THIRD NATIONAL BANK BUILDING
18TH FLOOR
NASHVILLE, TENNESSEE 37219

HERMAN O. LOEWENSTEIN
ROBERT P. ZIEGLER
JOHN E. BUFFALOE, JR.
KEVIN J. JONES
S. GARY SPICER *
STEVEN R. SHARP
KENNETH J. MITTELDORF

*ADMITTED IN MICHIGAN & TENNESSEE

TELEPHONE
(615) 256-2642
TELECOPIER
(615) 254-8313

October 7, 1992

District Director of Internal Revenue
P. O. Box 1107
Nashville, Tennessee 37202
Attention: Chief, Special Procedures Staff CERTIFIED MAIL

**Re: Lee S. Martin & Dorothy Martin - Foreclosure**
**Name of Taxpayer: Lee S. Martin, Jr.**
**P. O. Box 60814**
**Nashville, Tennessee 37206-0814**

Gentlemen:

We represent Community Money Center, Inc. of this City and we are writing to advise you that upon instructions from our client we will commence foreclosure proceedings immediately on the property described in the attached foreclosure notice, and the foreclosure sale is scheduled for November 17, 1992.

Pursuant to section 7425(c) of the Internal Revenue Code with respect to notice of non-judicial sales of property subject to United States liens, we are submitting the following information:

1. Name and Address of Person Submitting Notice:

Robert P. Ziegler, Attorney
1800 Third National Bank Building
Nashville, Tennessee 37219

2. Notice of Federal Tax Lien: Copy of Notice of Federal Tax Lien, Form 668, of record in Book 8361, Page 860, is attached containing the name of the Internal Revenue District, name and address of taxpayer, and date and place notice of lien was filed.

3. Address of Real Property: 1003 Greenwood Avenue
Nashville, Davidson County,
Tennessee

LOEWENSTEIN, ZIEGLER & BUFFALOE



The legal description of said property is contained in the notice of foreclosure sale, which is enclosed herewith. An abstract of title is not available at this time.

4. Sale Date, Time, Place and Terms: The date, time, place and terms of the sale of property are contained in the enclosed foreclosure sale notice.

5. Description of Debt and Sale Expenses: As of October 7, 1992, the approximate amount of the principal obligation secured by the Deed of Trust being foreclosed upon, including interest, is $14,316.52. The per diem rate of interest for every day after that date will be furnished upon request. The foreclosure expenses including advertising expenses and legal expenses chargeable against the sale proceeds are estimated to be approximately $900.00.

6. Please acknowledge receipt of this notice on the enclosed copy of this letter and return it to my attention and enclosed herewith is a stamped, self-addressed envelope for your convenience.

If you require any additional information with respect to this matter, please advise.

Sincerely,

Robert P. Ziegler

RPZ/cb

Enclosure

Received By:

Mae Caldwell

Date: 10 13 92

GIC / Martin

**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:
District Director of Internal Revenue
P. O. Box 1107
Nashville, TN 37202
Attn: Chief, Special Procedures Staff

4a. Article Number
P 169 373 014

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

7. Date of Delivery
10-13-2

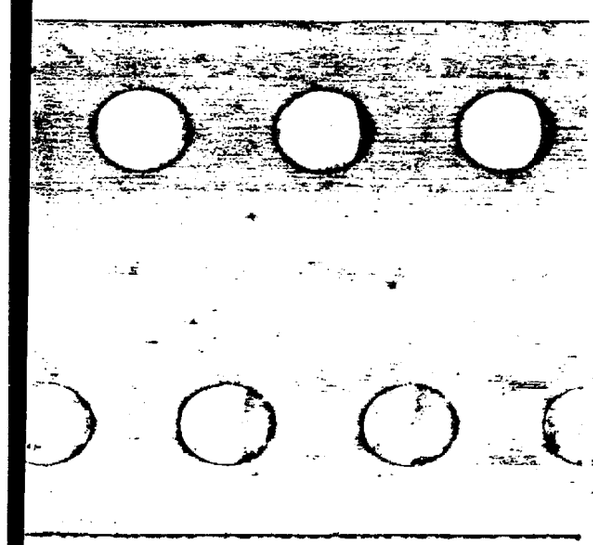
5. Signature (Addressee)

6. Signature (Agent)

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**

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



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8790 PAGE 941

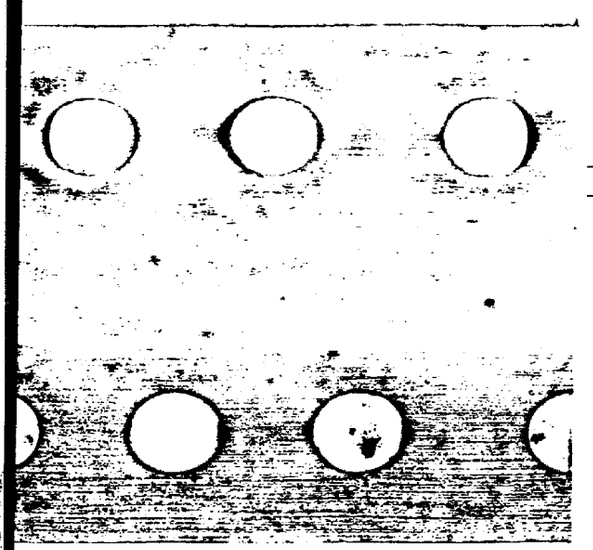
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 14652.56 |
| CON TX | 54.39 |
| PRFEE | 1.00 |
| WDEED | 24.00 |
| TOTAL | 79.39 |
| CHECK | 79.39 |

11/19/92 01 09:57 0001 8746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



6609 8

IDENTIFICATION REFERENCE

Nov 19 9 59 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 592523