TRUSTEE'S DEED

THIS INDENTURE, made this 19th day of February, 1993, by and between CHARLES CHILD, Substitute Trustee, of Knoxville, Tennessee, Party of the First Part, and Alex W. Bonner, Party of the Second Part.

WITNESSETH:

That, WHEREAS, on the 18th day of October, 1968, James C. Covington and wife, Alice L. Covington, executed a Deed of Trust to George I. Wilson, Trustee, to secure a Promissory Note in the original amount of $13,750.00, the same being payable to United Mortgagee Servicing Corp., 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 4280, Page 609, 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 27th day of January, 1993, in Book 8849, Page 992, in the Register's Office of Davidson County, Tennessee, wherein the original Deed of Trust referred to conveyed the following described property; to-wit:

Situated in Nashville, County of Davidson, State of Tennessee; to-wit:

LAND in Davidson County, Tennessee, being Lot No. 212 on the Map of Treppard Heights, Subdivision Section 1, of record in Book 2663, page 64, Register's Office for said County.

Said Lot No. 212 fronts 155.01 feet on the easterly side of Flicker Drive and runs back on the South line 165 feet, on the North line 237.4 feet to the West margin of Lot No. 235 on which it measures 179.6 feet.

Being the same property conveyed to Alice L. Covington (a life estate) and James C. Covington (remainder) by Deed recorded in Book 7422, Page 543, 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 19th day of February, 1993, at 10:00 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

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

ALEX W. BONNER
P.O. Box 121
BRENTWOOD, TN 37027

N/A

PERSON OR PERSONS TO BE CONSIDERED FOR PURPOSES OF TAX NOTICES

ALEX W BONNER
P.O. Box 121 BRENTWOOD TN 37027

MAP PARCEL:
59-13-118

second part hereto at its bid of 24,500.00, being the highest and best bidder, which sum was in hand and then applied to said Deed as directed and provided.

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 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 *SUBJECT* to the rights of the United States to redeem the land as provided for in 26 U.S.C. §7425(d)(1), 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 that 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

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

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 Tennessee, this 19th day of FEB, 1993.

J. Scott Vandiver
NOTARY PUBLIC
My Commission Expires: 3-23-96.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000
Alex W Bonner
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February 1993
J. Chandler
Deputy Register

LAYMAN, O'CONNOR, PETTY & CHILD
ATTORNEYS AT LAW
6TH FLOOR, 603 MAIN STREET
POST OFFICE BOX 219
KNOXVILLE, TENNESSEE 37901-0219

EARL R. LAYMAN
JOHN T. O'CONNOR
BILL W. PETTY
CHARLES H. CHILD
WADE M. BOSWELL
JACK W. PIPER, JR.
JAMES E. WAGNER
WILLIAM T. MAGILL

GEORGE S. CHILD, SR. (1890-1968)
CLYDE W. KEY (1904-1979)
McAFEE LEE (1919-1982)

TELEPHONE (615) 525-7115
TELECOPIER (615) 525-5165

January 12, 1993

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

Attn: Chief, Special Procedures Staff

Re: Your Account Number: [redacted]4286
Foreclosure Sale of Property
Owned by: James C. Covington and
Alice L. Covington

Dear Sir/Madam:

Pursuant to 26 USC Sec. 7425 and Treas. Reg. Sec. 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 Street, P. O. Box 219, Knoxville, Tennessee 37901.

2. Attached hereto are copies of the following notices of Federal Tax Liens affecting the property to be sold:

Filing date: 10/29/92 Book: 8769 Page: 310

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 $5,341.21.

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 Sec. 7425.

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

Very truly yours,

/s/ Charles H. Child

Charles H. Child

CHC/lw

Enclosure

Certified Mail
Return Receipt Requested

Cc: Lomas Mortgage USA, Inc.

P 031 249 090

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

Sent to District Director IRS	
Street and No. federal Bldg 801 Broadway	
P.O. State and ZIP Code Ashville, 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 1/12/93	

PS Form 3800, June 1991

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. 2. ☐ Restricted Delivery *(Extra charge)*
(Extra charge)

3. Article Addressed to: District Director IRS Federal Bldg. 801 Broadway Ashville, TN 37203

4. Article Number P 031 249 090

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

7. Date of Delivery 1-14-93

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

PS Form 3811, Apr. 1989 DOMESTIC RETURN RECEIPT

Lomas Covington

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]-4286
Date:
January 21, 1993

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

Re: Notice of Sale
Taxpayer: COVINGTON, JAMES C & ALICE
Property Address: 3922 FLICKER DRIVE
NASHVILLE, TN 37218

BOOK 8869 PAGE 109

Dear Mr. Child:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated January 12, 1993 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.

MAIL ENV.

93881

IDENTIFICATION REFERENCE

FEB 19 11 20 AM '93

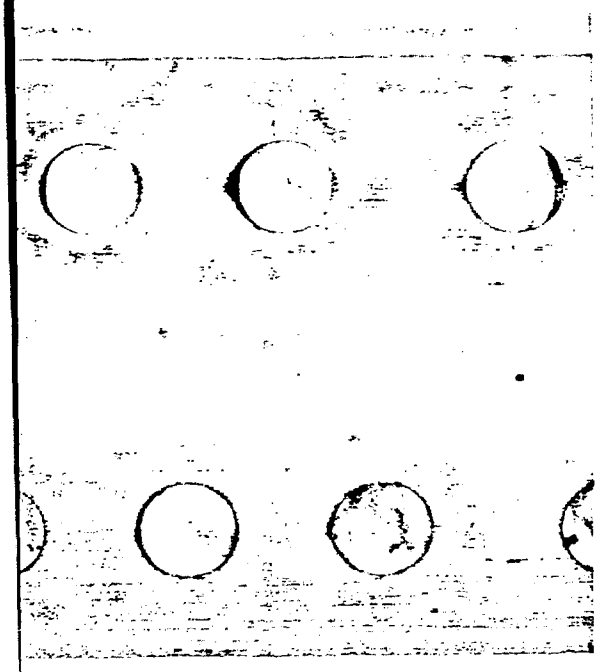
DAVIDSON COUNTY, TN

5325 02/19 0101 03CHECK 109.80

Sincerely,

Chief, Advisory Section
Special Procedures Branch





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8869 PAGE 110

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	24000.00
			CON TX	88.80
			PRFEE	1.00
			WHEED	20.00
			TOTAL	109.80
			CHECK	109.80
02/19/93	01		11:26 0001	5325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93881

IDENTIFI REFERENCE

FEB 19 11 28 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 622954