Book 8

TRUSTEE'S DEED

This instrument prepared by:
Taylor, Philbin, Pigue, Marchetti & Long
One Union Street
Nashville, Tennessee 37201

BOOK 8884 PAGE 876

Michael J. Philbin,
Successor-Trustee

to

United Carolina Bank
Box 3347
Wilmington, N.C. 28406
SEND TAX BILLS HERE
NO MORTGAGEE

Map #108-8
Parcel #159
Field Book #03D 86190

WHEREAS, Robert Tyler Baker, unmarried, executed a deed of trust on the 21st day of December, 1987, which was recorded in Book 7434, Page 877, Register's Office of Davidson County, Tennessee, conveying to Terry Woodlief, Trustee, the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 8839, Page 58, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Mary Virginia Broner (now known as Mary B. Gomez), in a deed of record in Book 8431, Page 958, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in The Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: March 8, 1993 at 10:00 A.M. at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, the statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, all of which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, United Carolina Bank, being the highest and best bidder at said sale with a bid of FIFTY THREE THOUSAND FOUR HUNDRED THREE AND 12/100 DOLLARS ($53,403.12), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FIFTY THREE THOUSAND FOUR HUNDRED THREE AND 12/100 DOLLARS ($53,403.12), paid by United Carolina Bank, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto United Carolina Bank, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being the southerly portion of Lot No. 26, and designated as Tax Assessors Parcel 159, of the Zone Lot Division of Lots Nos. 22 thru 28 and 68 thru 73, of East Lake Subdivision, Section 3, of record in Plat Book 5800, Page 151, amending Plat Book 5200, Page 342, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert Tyler Baker, unmarried, by deed of record in Book 7434, page 874, and subsequently conveyed to Mary Virginia

Broner (now known as Mary B. Gomez), by deed of record in Book 8431, Page 958, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3150 East Lake Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said United Carolina Bank, its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to United Carolina Bank, its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; the statutory right of redemption of the United States of America pursuant to 26 U.S.C. Sub. Sec. 7425(d)(1) by reason of a lien for taxes of record in Lien Book 8072, Page 315, said Register's Office, claimed by the United States of America, the statutory notice requirement set forth in 26 U.S.C. Sub. Sec. 7425(b) having been met. A copy of the required statutory notice to the Internal Revenue Service, Special Procedures Staff bearing a receipt stamp date of February 9, 1993 is attached hereto as Exhibit A pursuant to T.C.A. 35-4-104(b).

This conveyance is also made subject to the statutory right of redemption of the State of Tennessee pursuant to T.C.A. 67-1-1433(c)(1) by reason of a lien for taxes of record in Book 7965, Page 601, said Register's Office, claimed by the State of Tennessee, the statutory notice requirement set forth in T.C.A. 67-1-1433(b)(1) having been met. A copy of the required statutory notice to the Tennessee Department of Revenue, Tax Enforcement Division, along with a copy of the return receipt from the U. S. Post Office are attached hereto as Collective Exhibit B pursuant to T.C.A. 35-4-104(b).

This conveyance is further subject to any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 8th day of March, 1993.

Michael J. Philbin, Trustee

Michael J. Philbin,
Successor-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of March, 1993.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

JANICE M. CHENG NOTARY PUBLIC

9918.3

TAX NOTE REFERENCE

MAR 10 3 41 PM '93

DAVIDSON COUNTY TN

BOOK 8884 PAGE 878

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater for this transfer is $53,403.12.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of March, 1993.

NOTARY PUBLIC

My Commission Expires: July 27, 1996

LAW OFFICES

TAYLOR, PHILBIN, PIGUE, MARCHETTI & LONG

RICHARD D. TAYLOR
MICHAEL J. PHILBIN
WM. RITCHIE PIGUE
L. GINO MARCHETTI, JR.
ERNEST D. BENNETT III
WM. GERALD McCASKILL
WILLIAM N. ELLIOTT JR.

ONE UNION STREET
POST OFFICE BOX 198169
NASHVILLE, TENNESSEE 37219-8169

TELEPHONE (615) 244-5361
FAX (615) 242-2174

JOHN P. LONG
1951-1992

OF COUNSEL:
EDDIE E. HALL

RECEIVED
INTERNAL REVENUE SERVICE
1993 FEB -9 PM 3:52
SPECIAL PROCEDURES

February 8, 1993

Internal Revenue Service
Special Procedures Section
Post Office Box 1107
Nashville, TN 37202

VIA HAND DELIVERY:
February 9, 1993

RE: Tax Payer: Robert & Linda A. Baker
Federal Tax Lien ID #: [redacted]3505
Property Location: 3150 East Lake Drive
Nashville, Tennessee 37214
Date of Foreclosure Sale: March 8, 1993
Time of Sale: 10:00 A.M.
Place: the front door of the courthouse in Nashville, Davidson County, Tennessee
Our File #: 93532

RECEIVED
INTERNAL REVENUE SERVICE
1993 FEB 9 PM 3:52
SPECIAL PROCEDURES

Gentlemen:

This firm represents United Carolina Bank in the above captioned matter. The purpose of this letter is to give you notice pursuant to 26 U.S.C. 7425 (c) with regard to the above referenced sale. Pursuant to this code section and the regulations promulgated thereunder, we are furnishing you with copies of the following:

1. Unreleased Federal the Tax Lien(s):
Book 8072, Page 315

2. Copy of the Deed of Trust being foreclosed.

3. Copy of the Notice of Publication (includes property description).

The sale will be held on the date and at the time and place indicated above. The terms of the sale include an offer to the highest and best bidder for cash. Please see enclosed notice for complete terms as well as the dates on which the notice will appear for publication.

EXHIBIT A

230.58

The unpaid principal balance of the note secured by the Deed of Trust being foreclosed is $45,513.80. Approximate interest accrued through the date of the sale is $6,432.20. Fees and expenses are estimated to be $742.90.

I trust that this information complies with the applicable statute and regulations. If additional information is required or requested please write or call at your convenience. Prior to the sale please forward to me your written response confirming that our notice is both timely and adequate. Thank you.

Very truly yours,

TAYLOR, PHILBIN, PIGUE,
MARCHETTI & LONG

Michael J. Philbin

MJP/jc

Enclosures

cc: United Carolina Bank
Loan #: 10244

P.S. Please note that we are providing this Notice as a precautionary measure. We cannot verify at this time whether the Robert Baker named in the tax lien is one and the same person who executed the deed of trust being foreclosed.

LAW OFFICES

TAYLOR, PHILBIN, PIGUE, MARCHETTI & LONG

RICHARD D. TAYLOR
MICHAEL J. PHILBIN
WM. RITCHIE PIGUE
L. GINO MARCHETTI, JR.
ERNEST D. BENNETT III
WM. GERALD McCASKILL
WILLIAM N. ELLIOTT JR.

ONE UNION STREET
POST OFFICE BOX 198169
NASHVILLE, TENNESSEE 37219-8169

TELEPHONE (615) 244-5361
FAX (615) 242-2174

JOHN P. LONG
1951-1992

OF COUNSEL:
EDDIE E. HALL

BOOK 8884 PAGE 881

February 8, 1993

Tennessee Department of Revenue
Tax Enforcement Division
P. O. Box 3287
Nashville, Tennessee 37219

ATTN: Wilbur E. Hooks

RE:

Tax Payer:	Robert T. and Peggy Baker
State Tax Lien ID #:	SS#431-64-9022/SS#432-80-2258
Property Location:	3150 East Lake Drive Nashville, Tennessee 37214
Date of Foreclosure Sale:	March 8, 1993
Time of Sale:	10:00 A.M.
Place:	the front door of the court-house in Nashville, Davidson County, Tennessee
Our File #:	93532

Dear Mr. Hooks:

This firm represents United Carolina Bank in the above captioned matter. The purpose of this letter is to give you notice pursuant to TCA 67-1-1433(b) with regard to the above referenced sale. Pursuant to this Code Section and the regulations promulgated thereunder, we are furnishing you with copies of the following:

1. Unreleased State Tax Lien(s):
   Book 7965, Page 601

2. Copy of the Deed of Trust being foreclosed.

3. Copy of the Notice of Publication (includes property description).

The sale will be held on the date and at the time and place indicated above. The terms of the sale include an offer to the highest and best bidder for cash. Please see enclosed notice for complete terms as well as the dates on which the notice will appear for publication.

COLLECTIVE EXHIBIT B

The unpaid principal balance of the note secured by the Deed of Trust being foreclosed is $45,513.80. Approximate interest accrued through the date of the sale is $6,432.20. Fees and expenses are estimated to be $742.90.

I trust that this information complies with the applicable statute and regulations. If additional information is required or requested please write or call at your convenience. Prior to the sale please forward to me your written response confirming that our notice is both timely and adequate. Thank you.

Very truly yours,

TAYLOR, PHILBIN, PIGUE,
MARCHETTI & LONG

Michael J. Philbin

MJP/jc

Enclosures

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

cc: United Carolina Bank
Loan #: 10244

P.S. Please note that we are providing this Notice as a precautionary measure. We cannot verify at this time whether the Robert Baker named in the tax lien is one and the same person who executed the deed of trust being foreclosed.

P 693 295 353

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

Sent to TN Department of Revenue Tax Enforcement Division	
Street & No. P. O. Box 3287	
P.O., State & ZIP Code Nashville, TN 37219	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Address of Delivery	
TOTAL Postage & Fees	$ 2.29
Postmark or Date 2/8/93	

PS Form 3800, June 1990

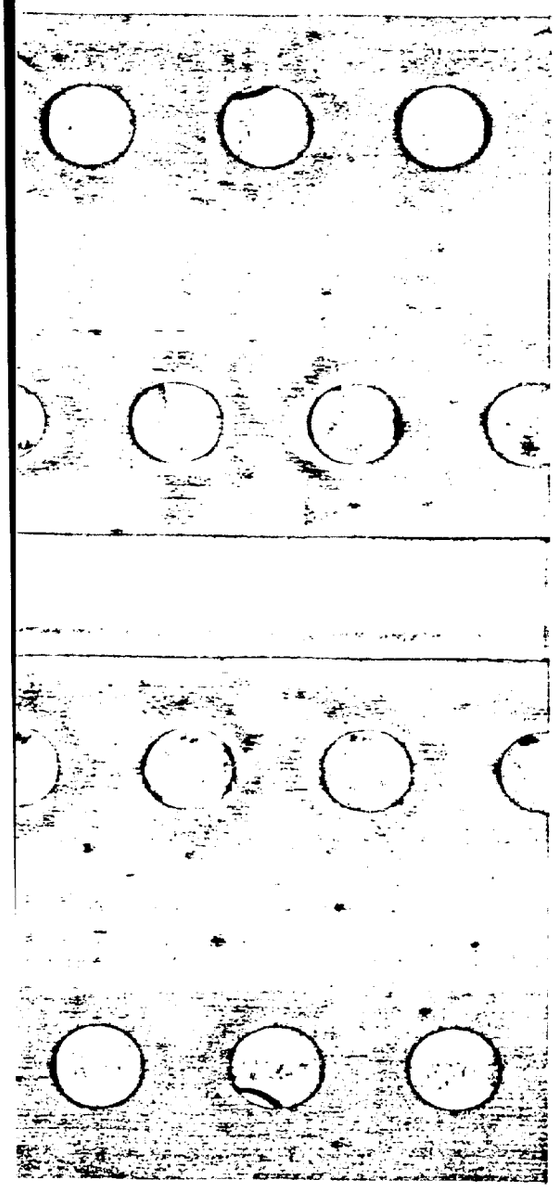
● **SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. GOMEZ - UCB - 93532
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name 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)*

FEB 1993

3. Article Addressed to: Tennessee Dept. of Revenue Tax Enforcement Division P. O. Box 3287 Nashville, TN 37219	4. Article Number P 693 295 353 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 Vaigne Walls	
7. Date of Delivery 2-11-93	

PS Form 3811, Apr. 1989 *U.S.G.P.O. 1989-238-815 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 8884 PAGE 884

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 53403.12
CON TX 197.58
PRFEE 1.00
WDEED 32.00
TOTAL 230.58
CHECK 230.58

03/10/93 01 15:40 0001 1186

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99183

IDENTIFICATION REFERENCE

Mar 10 3 42 PM '93

DAVIDSON COUNTY, TN

No.628725