TRUSTEE'S DEED

THIS INDENTURE, made this 8th day of April, 1993, 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.

BOOK 8911 PAGE 501

WITNESSETH:

That, WHEREAS, on the 19th day of August, 1986, Nevin H. Downs and wife, Myrtianne P. Downs, executed a Deed of Trust to Stephen R. Josleyn, Trustee, to secure a Promissory Note in the original amount of $70,065.00, the same being payable to Cityfed Mortgage Company, 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 6963, Page 774, 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 13th day of December, 1991, in Book 8507, Page 681, 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:

Being Lot No. 2A on the Zone Lot Division of Lots 1, 2 and 3 on the Resubdivision of Lot No. 1 of Bainbridge Cluster Homes, of record in Plat Book 6250, Page 411, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Judy McClurkan by Deed dated 12/29/89, recorded in Book 8014, Page 674, 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 8th day of April, 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 second part hereto at its bid of $ 77,372.48 , being the highest and best bidder, which sum was in hand and then applied to said Deed as directed and provided.

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)

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

PROPERTY OWNER:

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

MORTGAGEE:

- NONE -

MAP PARCEL NO:
85-14
18

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 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, ***SUBJECT TO THE RIGHTS OF THE UNITED STATES TO REDEEM THE LAND AS PROVIDED FOR IN 26 U.S.C. §7425(d)(1) AND SUBJECT TO THE RIGHTS OF THE STATE OF TENNESSEE TO REDEEM THE LAND AS PROVIDED FOR IN T.C.A. §67-1-1433(c)(1)*** 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 8911 PAGE 505

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 8th day of April, 1993.

NOTARY PUBLIC
My Commission Expires: 12-30-94.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 77,372.48
Charles Child
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF April 1993.
Deputy Register

NOTARY PUBLIC STATE OF TENNESSEE

PICK-UP
07899

REGISTER'S REFERENCE

APR 8 10 22 AM '93

REGISTER
DAVIDSON COUNTY, TN

3523 04/08 0101 03CHECK 319.38

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

February 24, 1993

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

BOOK 8911 PAGE 506

Attn: Chief, Special Procedures Staff

Re: Your Account Number: 62-1189830
Foreclosure Sale of Property
Owned by: Judy McClurkan, d/b/a Creative Costumes

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:	2/5/90	Book:	8039	Page:	664
	3/26/90	Book:	8072	Page:	333
	3/26/90	Book:	8072	Page:	337
	5/3/90	Book:	8101	Page:	613
	1/25/91	Book:	8281	Page:	382

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 $67,510.52.

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,

Charles H. Child

Charles H. Child

CHC/lw

Enclosure

Certified Mail
Return Receipt Requested

BOOK 8911 PAGE 507

P 031 249 136

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.	
P.O., State and ZIP Code 801 Broadway	
Nashville	$ TN
Certified Fee	37203
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 2/24/93	

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

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

4. Article Number
P031 249 136

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
2-1-93

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

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

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:
62-1189830
Date:
March 9, 1993

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

Re: Notice of Sale
Taxpayer: MCCLURKAN, JUDY
Property Address: 2922 LEBANON ROAD, #A
NASHVILLE, TN 37214

BOOK 8911 PAGE 508

Dear Mr. Child:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated February 24, 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.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

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

February 24, 1993

State of Tennessee
Department of Revenue
Tax Enforcement Division
927 Andrew Jackson Bldg.
Nashville, Tennessee 37242

Attn: Director, Collections Division

BOOK 8911 PAGE 509

Re: Your Account Number: 1-420708723-001-1
Foreclosure Sale of Property
Owned by: Judy W. McClurkan, d/b/a Creative Costumes

Dear Sir/Madam:

Pursuant to TCA Sec. 67-1-1433, 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 is a copy of the following notice of State Tax Lien affecting the property to be sold:

Filing date: March 4, 1986 Book: 6795 Page: 118

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 $67,510.52.

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 TCA Sec. 67-1-1401, et seq.

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

Very truly yours,

/s/ Charles H. Child
Charles H. Child

CHC/lw

Certified Mail
Return Receipt Requested

BOOK 8911 PAGE 510

Enclosure

Cc: Lomas Mortgage USA, Inc.

P 031 249 132

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

Sent to	State of TN Dept of Rev.
Street and No.	Law Enf. Division
P.O. State and ZIP Code	927 Andrew Jackson Bldg
Postage	Nashville TN 37242
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	2/24/93

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:
State of TN. Dept of Rev.
Law Enforcement Div.
927 Andrew Jackson Bldg
Nashville TN 37242

4. Article Number
P031249132

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 Doris Anderson

6. Signature — Agent
X

7. Date of Delivery MAR 2 - 1993

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

PS Form 3811, Apr. 1989 LOMAS-McCluskey DOMESTIC RETURN RECEIPT

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

March 31, 1993

Mr. Charles H. Child
Layman, O'Connor, Petty & Child
Attorneys at Law
P.O. Box 219
Knoxville, Tennessee 37901-0219

BOOK 8911 PAGE 511

Re: Foreclosure Sale of Property Owned by
Judy W. McClurkan
Account number: 1-420708723-001-1

Dear Mr. Child,

This is in reference to your letter dated February 24, 1993 concerning a foreclosure sale of property owned by Judy W. McClurkan.

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 May 20, 1993 is $16,432.37.

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.

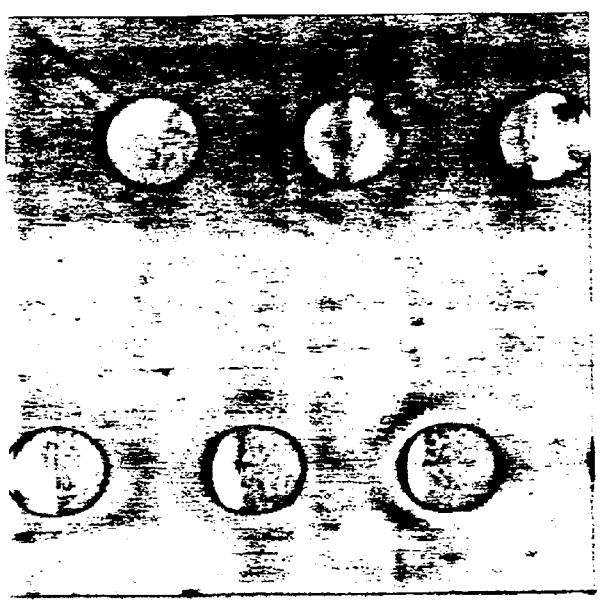
Sincerely,

John S. Peeler, Director
Tax Enforcement Division

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

JSP:WEH:rcw

xc: Bob Tyree, Revenue Enforcement Supervisor, Nashville Region



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

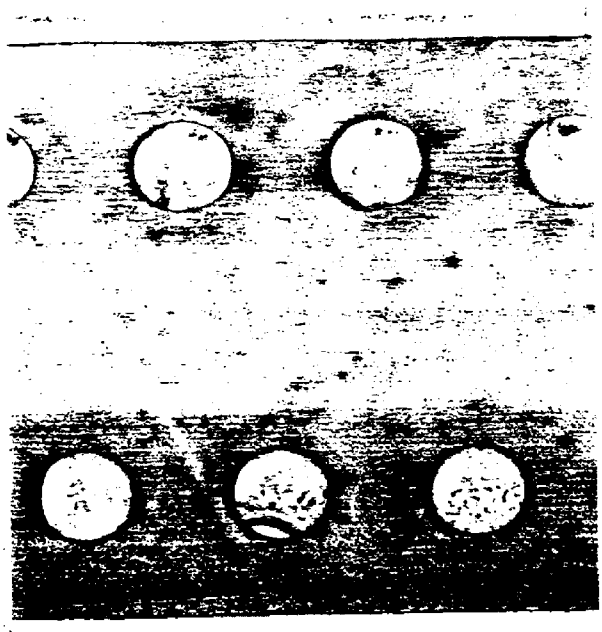
RECEIVED OF _____

FOR _____

BOOK 8911 PAGE 512

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 77372.48
CON TX 286.38
PRFEE 1.00
WDEED 32.00
TOTAL 319.38
CHECK 319.38

04/08/93 01 10:20 0001 3523

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07899

IDENTIFI REFERENCE

APR 8 10 22 AM '93

DAVIDSON COUNTY, TN

No. 638309