BOX 43

TRUSTEE'S DEED

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

BOOK 8929 PAGE 273

Michael J. Philbin,
Successor-Trustee

to

Margaretten & Company, Inc.
P. O. Box 26388
Richmond, Virginia 23260-6388
SEND TAX BILLS HERE
NO MORTGAGEE

Map #108-16
Parcel #8
Field Book #03D 77612

WHEREAS, Graham Gassaway and wife, Maud Ann Gassaway, executed a deed of trust on the 26th day of January, 1984, which was recorded in Book 6224, Page 223, Register's Office of Davidson County, Tennessee, conveying to Michael L. Padalino, Trustee(s), 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 8877, Page 977, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Charles Douglas Harris, a single person, in a Deed of record in Book 6790, Page 234, Register's Office for Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by RFA Management, Inc. in a Deed of record in Book 8655, Page 932, 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: April 26, 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, (which by law includes 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, Margaretten & Company, Inc., being the highest and best bidder at said sale with a bid of FORTY SEVEN THOUSAND NINE HUNDRED SEVENTY EIGHT AND NO/100 DOLLARS ($47,978.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FORTY SEVEN THOUSAND NINE HUNDRED SEVENTY EIGHT AND NO/100 DOLLARS ($47,978.00), paid by Margaretten & Company, Inc., 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 Margaretten & Company, Inc., its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 8-A, Zone Lot Divisions Lots 8, 9 and 39, Section One of Percy Priest Woods, of record in Plat Book 5200, Page 701, amending Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

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

Being the same property conveyed to Graham Gassaway and wife, Maud Ann Gassaway, by deed of record in Book 6224, Page 220, which property was subsequently conveyed to Charles Douglas Harris, a single person, by deed of record in Book 6790, Page 234; Mr. Harris subsequently conveyed the property to RFA Management, Inc., by deed of record in Book 8655, Page 932, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1034 Pleasant View 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 Margaretten & Company, Inc., 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 Margaretten & Company, Inc., 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 Book 6093, Page 670, and Book 8042, Page 471, 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, along with a copy of the return receipt from the U. S. Post Office, and the written response from the IRS dated April 5, 1993, are attached hereto as Collective Exhibit A pursuant to T.C.A. 35-4-104(b).

This conveyance is also 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 26th day of April, 1993.

Michael J. Philbin, Trustee

Michael J. Philbin,
Successor-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

0186 04/28 0101 03CHECK 206.60

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 26th day of April, 1993.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

113800

IDENTIFICATION REFERENCE

APR 28 3 24 PM '93

LOIS Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $47,978.00.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of April, 1993.

NOTARY PUBLIC

My Commission Expires: July 27, 1996

LAW OFFICES

TAYLOR, PHILBIN, PIGUE, MARCHETTI & LONG

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

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

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

JOHN P. LONG
1951-1992

OF COUNSEL:
EDDIE E. HALL

March 29, 1993

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

RE: Tax Payers: Charles D. and Stella R. Harris
Federal Tax Lien ID #: [redacted]-6388
Property Location: 1034 Pleasant View Drive
Nashville, Tennessee 37214
Date of Foreclosure Sale: April 26, 1993
Time of Sale: 10:00 A.M.
Place: the front door of the court-house in Nashville, Davidson County, Tennessee
Our File #: 93542

Gentlemen:

This firm represents Margaretten & Company, Inc. 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 6093, Page 670
   Book 8042, Page 471

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

The unpaid principal balance of the note secured by the Deed of Trust being foreclosed is $55,324.27. Approximate interest accrued through the date of the sale is $5,097.55. Fees and expenses are estimated to be $517.90.

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: Margaretten & Company, Inc.
Loan #: 338144-9

Secretary of Veteran's Affairs
Loan #: LH 320560

P 693 295 392

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

UNITED STATES POSTAL SERVICE

Sent to Internal Revenue Service Special Procedures Section	
Street & No. P. O. Box 1107	
P.O., State & ZIP Code Nashville, TN 37202	
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 3/29/93	

PS Form 3800, June 1990

● SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. RFA - MARGARETTEN - 93542
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:
Internal Revenue Service
Special Procedures Section
P O Box 1107
Nashville, TN 37202

4. Article Number
P 693 295 392

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
4/1/93

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

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

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

RECEIVED
APR - 6 1993
MICHAEL J. PHILBIN

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-6388
Date:
April 5, 1993

MICHAEL J. PHILBIN
ATTORNEYS AT LAW
PO BOX 198169
NASHVILLE TN 37219

BOOK 8929 PAGE 279

Re: Notice of Sale
Taxpayer: HARRIS, CHARLES D. & STELLA
Property Address: 1034 PLEASANT VIEW DRIVE
NASHVILLE, TN 37214

Dear Mr. Philbin:

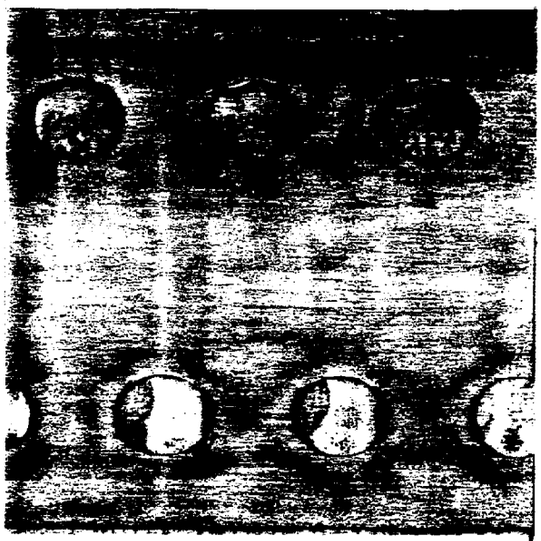
We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated March 29, 1993 was filed on time and contains all of the required information.

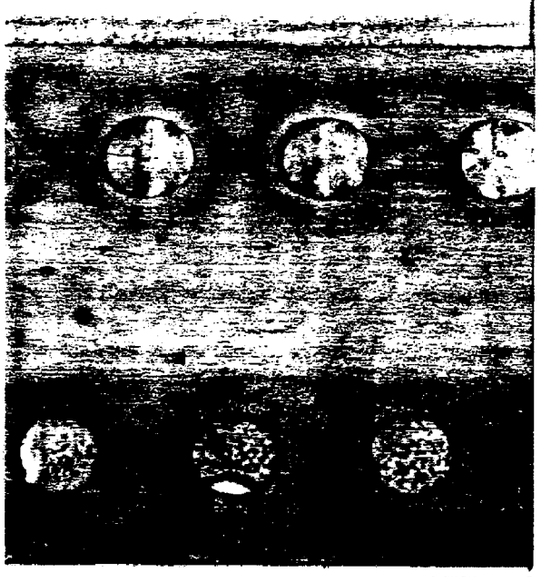
If the property is sold for more than the total of the liens that are senior to the Federal tax lien, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDP 148, Nashville, Tennesee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8929 PAGE 280

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 47978.00
CON TX 177.60
PRFEE 1.00
MDEED 28.00
TOTAL 206.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID CHECK BANK 206.60

04/28/93 01 15:23 0001 0186

I 3 8 0 0.

IDENTIFICATION REFERENCE

APR 28 3 24 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 644881