This Instrument Prepared By:
ROBERT L. CALLIS
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

ADDRESS NEW OWNER:
FIRST BANK & TRUST
P. O. Box 355
Mt. Juliet, TN 37122-0355

SEND TAX BILL:
To Owner

MORTGAGEE:
None

MAP AND PARCEL:
MAP 034-03-0
GROUP
PARCEL 023.00

TRUSTEE'S DEED

WHEREAS, under date of October 2, 1989, VALDA MARTZ executed a certain Deed of Trust to David Major, Trustee, for the purpose of securing the debts and obligations therein described, which Deed of Trust is of record in Book 7953, Page 939, Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debts and obligations secured by said Deed of Trust and the undersigned, as Trustee, has been requested by First Bank & Trust the lawful holder and owner of said debts and obligations, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned as Trustee, did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement for sale having been published in The Nashville Record, a newspaper of general circulation published in Nashville, Davidson, County, Tennessee, in the issues of April 8, 1993, April 15, 1993 and April 22, 1993, of said newspaper, such sale having been advertised for April 30, 1993, commencing at 10:00 A.M., at the south door of the Metropolitan Davidson County Courthouse in Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, the highest, best and last bid for said property was then and there made by First Bank & Trust, to-wit: A bid of $118,000.00, which bid was then and there accepted by the undersigned as Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, David Major, as Trustee, has bargained and sold, and does by these presents bargain, sell, and convey unto First Bank & Trust, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Being at a point on the westerly margin of Twin Hills Drive, said point being located 683.00 feet southeast of the intersection of the westerly margin of Twin Hills Drive and the easterly margin of Gallatin Road, thence S 49 degrees 23' 54" E 300 feet to point in the westerly margin of Twin Hills Drive; thence, S 49 degrees 47' 06" W 563.68 feet to an iron pin; thence N 43 degrees 00' W 300 feet to an iron pin; thence northeasterly to the point of beginning.

Being part of the same property conveyed to Valda Martz by deed from William J. Donoho and wife, Mildred Donoho as of record in Book 6159, Page 772, and by deed from Bonnie S. Jenkins and husband, Joseph H. Jenkins as of record in Book 5957, Page 700, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Twin Hills Drive, Nashville, Tennessee 37115.

A Notice of State Tax Lien was filed on August 19, 1992 against Mary V. Martz and recorded in Book 8705, Page 996, Register's Office of Davidson County, Tennessee. The above described realty is conveyed subject to the right of the State of Tennessee to redeem the realty as provided in T.C.A. 67-1-1433 (c) (1). A copy of the Notice given to the State of Tennessee and the "domestic return receipt" therefor is attached as Exhibit "A". A copy of the written response received from the State of Tennessee regarding said Notice is hereto attached as Exhibit "B".

The undersigned Trustee believes the title hereby conveyed to be good, subject to all mortgages recorded prior to the aforesaid Deed of Trust, all prior recorded easements and liens, and any rights of redemption herein set out, but warrant same only against the lawful claims of all persons claiming by, through or under a conveyance from the undersigned as Trustee under the provisions of the above described Deed of Trust, and not further or otherwise.

This instrument executed on this the 12th day of May, 1993.

DAVID MAJOR, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, DAVID MAJOR, Trustee, the within named 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 on this the 12th day of May, 1993.

Jeanetta Watson
NOTARY PUBLIC

My commission expires: 1-10-95

JEANETTA WATSON NOTARY PUBLIC LAFAYETTE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF WILSON

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The actual consideration or value, whichever is greater for this transfer is $118,000.00.

AFFIANT

Sworn to and subscribed before me, on this the 12th day of May, 1993.

NOTARY PUBLIC

My commission expires: 5-8-95

JEANETTA WATSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Robert L. Callis
Attorney-at-Law

Catherine C. Hershey

2745 N. Mt. Juliet Road, P.O. Box 726
Mt. Juliet, Tennessee 37122-0726
(615) 758-5832
Fax (615) 758-5838

March 26, 1993

Tennessee Department of Revenue
Tax Enforcement Division
Attn: Mr. Wilbur Hooks
P. O. Box 3287
Nashville, TN 37219

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

RE: Valda Martz
(Notice of Foreclosure Sale
Pursuant to T.C.A. 67-1-1433 (b)(1))

Dear Mr. Hooks:

Please be advised that I represent First Bank & Trust in Mt. Juliet, Tennessee. This letter is a "Notice of Sale" pursuant to T.C.A. 67-1-1433 (b)(1). The following information is submitted pursuant to said section, to wit:

1. This Notice is submitted by Robert L. Callis, Attorney and Agent for First Bank & Trust, 1691 North Mt. Juliet Road, Mt. Juliet, TN 37122.

2. The Notice of State Tax Lien for which this Notice is given is recorded at Book 8705, Page 996, Register's Office of Davidson County, Tennessee, and a copy thereof is attached hereto as Exhibit "A".

3. The real estate to be sold is located on Twin Hills Drive in Nashville, Tennessee, and is more particularly described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Being at a point on the westerly margin of Twin Hills Drive, said point being located 683.00 feet southeast of the intersection of the westerly margin of Twin Hills Drive and the easterly margin of Gallatin Road, thence S 49 degrees 23' 54" E 300 feet to point in the

3/26 mailed w/ Exhibits Certified to Mr. Hooks

Is your RETURN ADDRESS completed on the reverse side?

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 will show to whom the article was delivered and the date delivered.

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:
Tennessee Dept. of Revenue
Tax Enforcement Division
Attn: Mr. Wilbur Hooks
P. O. Box 3287
Nashville, TN 37219

4a. Article Number
P 027 091 083

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

7. Date of Delivery
3-30-93

5. Signature (Addressee)

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

6. Signature (Agent)
Vanessa Barnett

PS Form 3811, December 1991 ☆ U.S.G.P.O.: 1992-307-530 DOMESTIC RETURN RECEIPT

Thank you for using Return Receipt Service.

EXHIBIT "A"

westerly margin of Twin Hills Drive; thence 2 49 degrees 47' 06" W 563.68 feet to an iron pin; thence N 43 degrees 00' W 300 feet to an iron pin; thence northeasterly to the point of beginning.

Being part of the same property conveyed to Valda Martz by deed from William J. Donoho and wife, Mildred Donoho as of record in Book 6159, Page 772, and by deed from Bonnie S. Jenkins and husband, Joseph H. Jenkins as of record in Book 5957, Page 700, Register's Office for Davidson County, Tennessee.

4. No current abstract of title is available. However, in addition to the Deed of Trust held by First Bank & Trust and foreclosed upon, said realty is believed to be subject to the following:

a. A Deed of Trust dated November 19, 1990 and recorded in Book 8241, Page 160, Register's Office of Davidson County, Tennessee securing Dominion Bank of Middle Tennessee in the payment of a judgment rendered in the Chancery Court of Davidson County, Tennessee, (Case No. 88-3246-II) in the amount of $130,000.00.

b. 1990 Real Property Taxes in the amount of $3,427.79.

c. 1991 County Property Taxes in the amount of $3,012.66.

d. 1992 County Property Taxes in the amount of $2,340.89.

f. Judgments against Valda Martz recorded in the Register's Office of Davidson County, Tennessee, as follows:

Book 8653, Page 377 -- $ 5,535.81
Book 8622, Page 995 -- $ 2,491.22
Book 8622, Page 953 -- $ 4,044.08
Book 8601, Page 421 -- $160,351.00
Book 8582, Page 961 -- $120,379.00
Book 8545, Page 319 -- $ 6,585.00
Book 8512, Page 326 -- $ 19,757.00
Book 8507, Page 916 -- $ 69,900.87
Book 8495, Page 231 -- $ 9,545.00
Book 8458, Page 741 -- $259,285.76
Book 8362, Page 281 -- $169,776.00
Book 8360, Page 698 -- $ 40,926.79
Book 8331, Page 594 -- $ 8,677.00
Book 8131, Page 256 -- $ 82,493.13
Book 8130, Page 858 -- $ 40,926.79
Book 8095, Page 19 -- $143,986.07

Book 8070, Page 978 -- $169,776.00

5. The described real estate will not be foreclosed upon within twenty-five (25) days of the date of your receipt of this correspondence.

6. The subject property will be sold at the South door of the Metropolitan Davidson County Courthouse in Nashville, Tennessee, on the 30th day of April, 1993 at 10:00 a.m. pursuant to the Notice of Trustee's Sale attached hereto as Exhibit "B".

7. The indebtedness owing to First Bank & Trust and secured by the Deed of Trust to be foreclosed upon will, as of April 30, 1993, be the principal and interest sum of $115,096.57. Additionally, estimated Attorney's fees of approximately $1,000.00 and estimated publication costs of approximately $350.00 will be chargeable against the sales proceeds.

Please acknowledge receipt of this correspondence on the enclosed copy and return same to me in the enclosed self-addressed stamped envelope.

Sincerely,

ROBERT L. CALLIS

RLC:abs

Enclosure

TENNESSEE DEPARTMENT OF REVENUE
Tax Enforcement Division
Nashville, TN 37242-0002
615/741-7071

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NOTICE OF STATE TAX LIEN

Pursuant to the provisions of T.C.A. 67-1-1401 et seq., a lien exists in favor of the State of Tennessee upon all property and all rights, title and interest in property acquired either prior to or subsequent to the filing of this notice, belonging to the hereinafter named taxpayer.

Notice is hereby given that there have been assessed taxes, penalty, and interest against the said taxpayer, which after demand for payment thereof remain unpaid.

The amount of said taxes, penalty, and interest, either previously accrued or to accrue in the future without payment, constitutes the amount of said lien and the precise amount of the lien may be obtained by inquiry of the Tax Enforcement Division.

FOR DEPARTMENT OF REVENUE USE ONLY

Name of Taxpayer	Account Number
SAM MARTZ & MARY V MARTZ	INCOME TAX: SS# 484-14-0529 & 409-05-2688
Residence or Place of Business 103 KENNETH RD OLD HICKORY, TN 37115	Previous DLN of Form NONE
County DAVIDSON	County Code 19

Witness my hand at Nashville, Tennessee, on the 14 day of AUGUST, 19 92.

This instrument was prepared by the Department of Revenue, State of Tennessee.

COMMISSIONER OF REVENUE

BY: _____
DELEGATE OF COMMISSIONER

FOR REGISTER USE ONLY - PRINT OR STAMP

BOOK NO.	PAGE NO.	DATE	IDENTIFI REFERENCE	TIME
BOOK 8705 PAGE 996		AUG 19 11 00 AM 92	3.7.8.1.62	

REGISTER

BY:

RV-1307 (REV. 8-88) WHITE-REGISTER'S COPY-REVENUE PINK-TAXPAYER 02-018-0003

EXHIBIT "A"

NOTICE OF TRUSTEE'S SALE

DEFAULT having been made in the terms, conditions, provisions, and payments made and provided for in a promissory note secured by a Deed of Trust dated October 2, 1989, executed by VALDA MARTZ to David Major, Trustee, recorded in Book 7953, Page 939, Register's Office of Davidson County, Tennessee, to secure the indebtednesses, liabilities and obligations therein described, and all of said indebtednesses, liabilities and obligations not having been paid and satisfied according to the terms thereof, the undersigned, DAVID MAJOR, TRUSTEE, having been requested to do so by First Bank & Trust, the lawful owner and holder of the indebtednesses, liabilities, and obligations above described, will on Friday, April 30, 1993, at the South Door of the Metropolitan Davidson County Courthouse, in Nashville, Tennessee, at 10:00 A.M., sell at public outcry to the highest and best bidder for cash, free from all equitable and statutory rights of redemption, and all homestead and marital rights, all of which are expressly waived in said Deed of Trust, the following tract of land, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Being at a point on the westerly margin of Twin Hills Drive, said point being located 683.00 feet southeast of the intersection of the westerly margin of Twin

EXHIBIT "B"

Hills Drive and the easterly margin of Gallatin Road, thence S 49 degrees 23' 54" E 300 feet to point in the westerly margin of Twin Hills Drive; thence, S 49 degrees 47' 06" W 563.68 feet to an iron pin; thence N 43 degrees 00' W 300 feet to an iron pin; thence northeasterly to the point of beginning.

Being part of the same property conveyed to Valda Martz by deed from William J. Donoho and wife, Mildred Donoho as of record in Book 6159, Page 772, and by deed from Bonnie S. Jenkins and husband, Joseph H. Jenkins as of record in Book 5957, Page 700, Register's Office for Davidson County, Tennessee.

The street address of this property is Twin Hills Drive, Nashville, Tennessee 37115.

Said sale will be made subject to all restrictions and easements of record, all unpaid taxes, and all other prior mortgages and prior liens of record in the Register's Office of Davidson County, Tennessee.

A Notice of State Tax Lien was filed in the Register's Office of Davidson County, Tennessee, on August 19, 1992 at Book 8705, Page 996. T.C.A 67-1-1433 (b) (1) requires that certain notice of this foreclosure be given and the required notice has been timely given. This sale will be subject to the right of the State of Tennessee to redeem the herein described property as provided in T.C.A. 67-1-1433 (c) (1).

The right is reserved to adjourn this sale to another day and time certain, without further publication and in accordance with law, upon announcement of said adjournment at the day, time, and place of sale set forth above.

If the highest bidder is unable to comply with the terms of

the sale, the undersigned reserves the right to sell the property to the next highest bidder able to comply or to readvertise the sale if the undersigned so chooses.

This 6th day of April, 1993.

DAVID MAJOR, Trustee
Robert L. Callis
Attorney for Trustee
P. O. Box 726
Mt. Juliet, TN 37122
(615) 758-5832

BOOK 8948 PAGE 290

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

April 23, 1993

Mr. Robert L. Callis
Law Offices, Robert L. Callis
2745 N. Mt. Juliet Road
Post Office Box 726
Mt. Juliet, Tennessee 37122 - 0726

Re: Foreclosure Sale of Property Owned by
Valda Martz
Account Number: 409-05-2688

Dear Mr. Callis:

This is in reference to your letter dated March 26, 1993, concerning a foreclosure sale of property owned by Valda Martz.

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 15, 1993 is $6,908.77.

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

RECEIVED
APR 27 1993

JSP:WEH:ajk

xc: Bob Tyree, Revenue Enforcement Supervisor

EXHIBIT "B"

2974 05/14 0101 03CHEDK 481.60

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

RECEIVED OF _____

FOR _____

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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
118000.00
CON TX 436.60
PRFEE 1.00
WDEED 44.00
TOTAL 481.60
CHECK 481.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/14/93 01 08:40 0001 2974

I 9520

IDENTIFICATION REFERENCE

MAY 14 8 40 AM '93

DAVIDSON COUNTY TN

No. 651055