BOOK 8960 PAGE 144

This Instrument was Prepared by:
Kevin J. Jones, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:

William B. Owen
Jean M. Owen
2116 Golf Club Lane
Nashville, Tennessee 37215

SEND TAX BILLS:

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $182,000.00.

AFFIANT

Subscribed and sworn to before me this the 26th day of May, 1993.

NOTARY PUBLIC

My Commission Expires: 1-22-95

2357.4

REAL ESTATE REFERENCE

MAY 26 2 50 PM '93

DAVIDSON COUNTY, TN

PICK-UP

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 5th day of December, 1991, Carole H. Carter, unmarried, executed a Deed of Trust to Real Estate Loan Services, Nashville, Tennessee, as Trustee, to secure a promissory note of even date in the amount of $204,261.99, payable to the order of Ford Consumer Finance Company, Inc., as fully set out in Book 8503, Page 264, and by Assignment of Note and Deed of Trust of record in Book 8958, Page 351, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said Real Estate Loan Services, Nashville, Tennessee, Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 8915, Page 309, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Ford Consumer Finance Company, Inc., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on April 22 and 29, 1993, and May 6, 1993, respectively;

WHEREAS, timely notice of the sale has been given to the United States Internal Revenue Service, which holds a lien on all property belong to Carole H. Carter as follows: Serial Number 629203225, recorded in Book 8568, Page 502, dated February 26, 1992, as recorded in the Davidson County Register's Office, Nashville, Tennessee, and the Internal Revenue Service holds a right of redemption under the provisions of 26 USC § 7425(d)(1), and attached hereto is a copy of the Notice addressed to District Director of Internal Revenue Service under date of April 14, 1993, together with the return receipt number P 169 372 911 showing received by them on April 16, 1993.

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Wednesday, May 26, 1993, at 10:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, William B. Owen and wife, Jean M. Owen, were the highest and best bidders, the amount of their bid being in the sum of One Hundred Eighty Two Thousand and NO/100 ($182,000.00) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of One Hundred Eighty Two Thousand and NO/100 ($182,000.00) dollars, credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto William B. Owen and wife, Jean M. Owen, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot #7 and the westerly 76.13 feet front of Lot #8 of Block #7 on the plan of Overton Hills, as of record in Book 843, page 66, said Register's Office.
>
> Said Lot adjoins in front together 177.6 feet on the southerly side of Castleman Drive and runs back 237.5 feet, more or less, on the easterly lot line and 209 feet on the westerly lot line to a line in the rear which measures 175 feet thereon.
>
> Being the same property conveyed to Carole H. Carter by deed from Edwin L. McLaurin, of record in Book 8503, page 261, Register's Office for Davidson County, Tennessee.

This is improved property also known 2031 Castleman Drive, Nashville, Tennessee 37215.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said William B. Owen and wife, Jean M. Owen, their heirs and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 8503, Page 264, and by Assignment of Note and Deed of Trust of record in Book 8958, Page 351, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said William B. Owen and wife, Jean M. Owen, their heirs and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 26th day of May, 1993.

ROBERT P. ZIEGLER, SUBSTITUTE TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 26th day of May, 1993.

Carolyn M. Bell
NOTARY PUBLIC

My Commission Expires:

1-22-95

7473 05/26 0101 03CHECK 706.40

LAW OFFICES
LOEWENSTEIN, ZIEGLER & BUFFALOE
NOT A PARTNERSHIP
THIRD NATIONAL BANK BUILDING
201 FOURTH AVENUE, NORTH
SUITE 1800
NASHVILLE, TENNESSEE 37219

HERMAN O. LOEWENSTEIN
ROBERT P. ZIEGLER
JOHN E. BUFFALOE, JR.
KEVIN J. JONES
S. GARY SPICER *
STEVEN R. SHARP
KENNETH J. MITTELDORF

*ADMITTED IN MICHIGAN & TENNESSEE

TELEPHONE
(615) 256-2642
TELECOPIER
(615) 254-8313

April 14, 1993

District Director of Internal Revenue
P. O. Box 1107
Nashville, Tennessee 37202
Attention: Chief, Special Procedures Staff CERTIFIED MAIL

Re: Carole H. Carter - Foreclosure
Property Located at: 2031 Castleman Drive
Nashville, Tennessee 37215

Name of Taxpayer: Braxton L. & Carole H. Carter
Residence: 4108 Media Street
Nashville, Tennessee 37209

Gentlemen:

We represent Ford Consumer Finance Company, Inc. and we are writing to advise you that upon instructions from our client we will commence foreclosure proceedings immediately on the property described in the attached foreclosure notice, and the foreclosure sale is scheduled for Wednesday, May 26, 1993.

Pursuant to section 7425(c) of the Internal Revenue Code with respect to notice of non-judicial sales of property subject to United States liens, we are submitting the following information:

1. Name and Address of Person Submitting Notice:

Robert P. Ziegler, Attorney
201 4th Avenue North, Suite 1800
Nashville, Tennessee 37219

2. Notice of Federal Tax Lien: Copy of Notice of Federal Tax Lien, Form 668 (Y), of record in Book 8568, Page 502, is attached containing the name of the Internal Revenue District, name and address of taxpayer, and date and place notice of lien was filed.

3. Address of Real Property: 2031 Castleman Drive
Nashville, Tennessee

The legal description of said property is contained in the notice of foreclosure sale, which is enclosed herewith. An abstract of title is not available at this time.

4. Sale Date, Time, Place and Terms: The date, time, place and terms of the sale of property are contained in the enclosed foreclosure sale notice.

5. Description of Debt and Sale Expenses: As of April 2, 1993, the approximate amount of the principal obligation secured by the Deed of Trust being foreclosed upon, including interest, is $217,951.08. The per diem rate of interest for every day after that date is $82.27. The foreclosure expenses including advertising expenses and legal expenses chargeable against the sale proceeds are estimated to be approximately $900.00.

6. Please acknowledge receipt of this notice on the enclosed copy of this letter and return it to my attention and enclosed herewith is a stamped, self-addressed envelope for your convenience.

If you require any additional information with respect to this matter, please advise.

Sincerely,

Robert P. Ziegler

RPZ/cb

Enclosure

Received By:

_____

Date: _____

Form 668 (Y) (Rev. January 1991) 4800

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien Under Internal Revenue Laws

District	Serial Number	For Optional Use by Recording Office
Nashville, TN	629203225	

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, notice is given that taxes (including interest and penalties) have been assessed against the following-named taxpayer. Demand for payment of this liability has been made, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer BRAXTON L & CAROLE H CARTER

Residence 4108 MEDIA ST
NASHVILLE, TN 37209-4742

IDENTIFICATION REFERENCE 90 25 5

IMPORTANT RELEASE INFORMATION: With respect to each assessment listed below, unless notice of lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/89	[redacted]-1701	05/28/90	06/27/00	8883.64

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Place of Filing
Register of Deeds
Davidson County
Nashville, TN 37219

Total $ 8883.64

This notice was prepared and signed at Nashville, TN, on this, the 26th day of February, 92.

Signature for John Dyess ... ACC

Title [615] 736-5934
62-01-6006

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax Lien Rev. Rul. 71-466, 1971-2 C.B. 409)

Form 668 (Y) (Rev. 1-91)

Part 1 - Kept By Recording Office

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

FMCC/Carole Carter

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:

District Director
Internal Revnue Service
P. O. Box 1107
Nashville, TN 37202
Attn: Chief, Special Proced
Staff

4a. Article Number
P 169 372 911

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

7. Date of Delivery
APR 16 1993

5. Signature (Addressee)

6. Signature (Agent)

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

PS Form 3811, December 1991 ★U.S. GPO: 1992—323-402 **DOMESTIC RETURN RECEIPT**

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDF 148
Nashville, Tennessee 37203

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Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
415-72-1701
Date:
April 20, 1993

ROBERT ZIEGLER
LOEWENSTEIN, ZIEGLER, & BUFFALOE
THIRD NATIONAL BANK BLDG. 18TH FL
NASHVILLE TN 37219

Re: Notice of Sale
Taxpayer: CARTER, BRAXTON L. & CAROLE
Property Address: 2031 CASTLEMAN DRIVE
NASHVILLE, TN

Dear Mr. Ziegler:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated April 14, 1993 was filed on time and contains all of the required information.

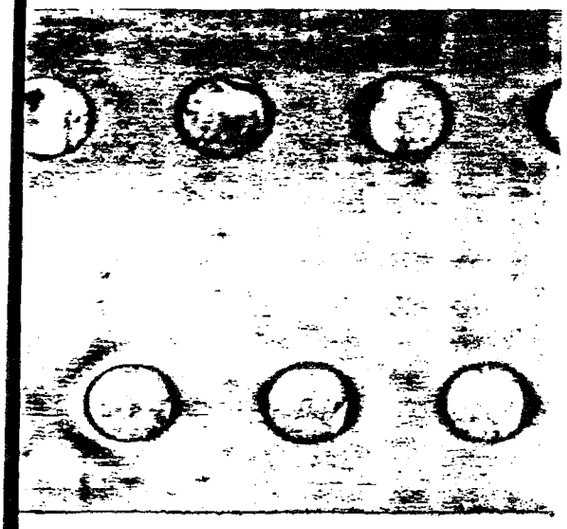
If the property is sold for more than the total of the liens that are senior to the Federal tax lien, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDF 148, Nashville, Tennessee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

RECORDERS MEMO
LEGIBILITY OF WRITINGS, PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

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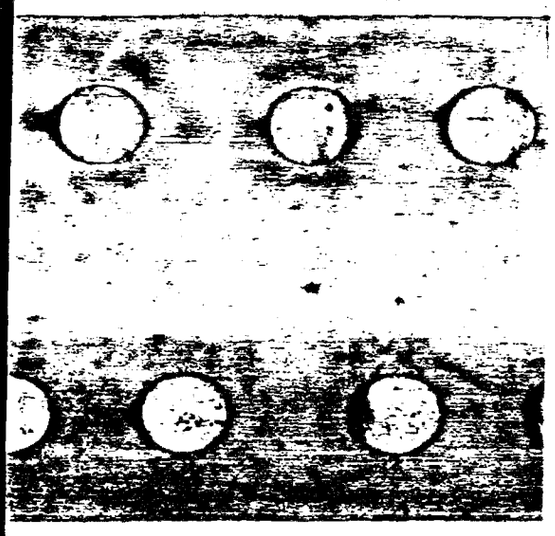
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 182000.00
CON TX 673.40
PRFEE 1.00
WDEED 32.00
TOTAL 706.40
CHECK 706.40

05/26/93 01 14:50 0001 7473

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



23574

IDENTIFICATION REFERENCE

MAY 26 2 50 PM '93

DAVIDSON COUNTY, TN

No. 655498