This Instrument Prepared By:
George E. Mudter, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
William B. Owen
2116 Golf Club Lane
Nashville, TN 37215

Map and Parcel
162-121.00

BOOK 8996 PAGE 252

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms, and conditions, provided for in that certain Deed of Trust, dated November 16, 1988, to Jackson W. Moore, Trustee, executed by Daniel E. Gillis and wife, Rhonda M. Gillis, as same appears of record in Book 7708, page 535, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Jackson W. Moore, as Trustee under said Deed of Trust and has nominated and appointed Jean P. Shearer as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 8730, page 460, Register's Office of Davidson County, Tennessee; and

WHEREAS, the said Jean P. Shearer, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in the The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on May 6, 1993, and subsequent insertions appearing on May 13, 1993, and May 20, 1993, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on June 2, 1993, at 11:00 o'clock A.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above-referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to The Dime Savings Bank of New York, FSB at and for the sum of Seventy Four Thousand Forty One and 48/100 ($74,041.48) Dollars, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has assigned its interest in said property to William B. Owen, and has instructed the undersigned as Substitute Trustee to convey said property to William B. Owen, his heirs and assigns.

NOW, THEREFORE, in consideration of the premises and the payment by William B. Owen, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Jean P. Shearer, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said William B. Owen, his heirs and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

> A tract of land located in the 5th Civil District of Davidson County, Tennessee, and being the southend corner of a tract of land purchased from R. E. Minton, Trustee of record in Book 577, page 152, Register's Office for Davidson County, Tennessee, and described as follows:
>
> Beginning at a hickory tree at the intersection of the land of Ben Shelton and the Blue Hole Road, and running along the line of said Shelton 440 feet to a stake; thence north 300 feet to

a stake; thence east 594.5 feet, more or less, to a stake at the intersection of the Blue Hole Road; thence south along the Blue Hole Road 296 feet, more or less, to the beginning containing three acres, more or less.

Being the same property conveyed to Daniel Edward Gillis and wife, Rhonda Marie Gillis of record in Book 7708, page 532, Register's Office for Davidson County, Tennessee.

This is improved property known as 5371 Blue Hole Road, Antioch, Tennessee 37013.

Said sale shall also be subject to the right of redemption by the Internal Revenue Service, pursuant to the provisions of 26 U.S.C. Section 7425(d)(1), by virtue of a federal tax lien against Daniel E. Gillis and Rhonda M. Gillis, of record in Book 8846, page 232, Register's Office for Davidson County, Tennessee. Proper notice has been timely given to Internal Revenue Service as required in 26 U.S.C. Section 7425(b) (See attached Exhibits A and B).

TO HAVE AND TO HOLD the real property above-described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto William B. Owen, his heirs and assigns, in fee simple forever, to whom the said Jean P. Shearer, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Jean P. Shearer, as Substitute Trustee, has executed this instrument on the 11th day of June, 1993.

Jean P. Shearer
JEAN P. SHEARER
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jean P. Shearer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of June, 1993.

Vicki A Jones
Notary Public

My Commission Expires: 9-16-95

35343
IDENTIF. ↑ REFERENCE

93 JUN 29 AM 8:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5:MJP0614935.jp

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $74,041.48.

Jean P. Shearer
Affiant

Sworn to and subscribed before me,
this 11th day of June, 1993.

Vicki A. Jones
Notary Public

My Commission Expires: 9-16-95

Exhibit "A"

ROBERT W. STURDIVANT
(1914-1988)
EDWARD C. BLANK, II
(1937-1988)
CHARLES C. TRABUE, JR.
WARD DEWITT, JR.
HUGH C. HOWSER
ALFRED E. ABBEY
THOMAS H. PEEBLES III
RUSSELL H. HIPPE, JR.
THOMAS C. BINKLEY
CHARLES C. TRABUE III
ROBERT L. JONES
JACK F. KING, JR.
GAYLE I. MALONE, JR.
GEORGE E. MUDTER, JR.
HUGH C. HOWSER, JR.
LAWRENCE C. MAXWELL
WILLIAM R. O'BRYAN, JR.
DAN H. ELROD
N. HOUSTON PARKS
P. MICHAEL RICHARDSON

LAW OFFICES

TRABUE, STURDIVANT & DEWITT

25TH FLOOR, NASHVILLE CITY CENTER

511 UNION STREET

NASHVILLE, TENNESSEE 37219-1738

TELECOPIER (615) 256-8197

(615) 244-9270

COLUMBIA OFFICE
100 WEST SIXTH STREET
P.O. BOX 1004
COLUMBIA, TENNESSEE 38402
(615) 388-7032

CLAIBORNE R. MCLEMORE III
ANDRÉE KAHN BLUMSTEIN
ELLEN HOBBS LYLE
CHRISTOPHER M. WAS
C. ERIC STEVENS
DONALD P. PAUL
ROBERT B. LITTLETON
GERALD G. PATTERSON
MARY THOMSON LEHENSE
EDWARD K. LANCASTER
JAMES HUMBER PORTER
ROBERT M. HOLLAND, JR.
JEFFREY ZAGER
ANITA L. WHISNANT
RICHARD A. JOHNSON
MARY ELLEN MORRIS
JAMES W. COUCH
W. NEAL MCBRAYER
ALEXANDER S. FUQUA
JAMES C. STANLEY II
KATHRYN J. LADD
G. BRIAN JACKSON

C. DALE ALLEN
WILLIAM H. WOODS
OF COUNSEL

May 3, 1993

BOOK 8996 PAGE 255

District Director
Internal Revenue Service
ATTN: Chief, Special Procedures Staff
Room 201, U.S. Courthouse
Nashville, Tennessee 37203

RE: Taxpayers: Daniel E. and Rhonda M. Gillis
Tax Lien No.: illegible
Foreclosure Sale: June 2, 1993

Dear Sir:

Enclosed please find a copy of the Foreclosure Notice pertaining to the above-referenced property owned by the above-referenced taxpayers. As you can see from the Notice, this sale will be held on June 2, 1993, at 11:00, at the Davidson County Courthouse. Terms of the sale will be as specified in the Notice.

The lien being foreclosed is represented by a Deed of Trust, of record in Book 7708, Page 535, Register's Office for Davidson County, Tennessee. A copy of the Deed of Trust is enclosed. The unpaid balance of the Deed of Trust is approximately $105,000.00 including interest, attorney's fees and expenses. Sales proceeds will be applied as specified in the Notice.

Our firm represents The Dime Savings Bank, who is the holder of the Deed of Trust Note. My address is Trabue, Sturdivant & DeWitt, 25th Floor, Nashville City Center, 511 Union Street, Nashville, Tennessee 37219.

From my search of the records in the Register of Deed's Office, I have found a Notice of Tax Lien naming the above-referenced taxpayers. Said Notice was filed on January 22, 1993, and is of record in Book 8846, Page 232, said Register's Office and a copy of it is enclosed herewith.

I have enclosed a duplicate of this letter. Please acknowledge receipt, including your time of receipt, of this Notice by letter to me.

If you have any questions concerning any of the above, please do not hesitate to call me.

Very truly yours,

Jean P. Shearer

Jean P. Shearer
Legal Assistant

Enclosure

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:
District Director
Internal Revenue Service
ATTN: Chief, Spec. Proc. Staff
Room 201, U. S. Courthouse
Nashville, TN 37203

4a. Article Number
P 117 589 422

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

7. Date of Delivery
5-4-93

5. Signature (Addressee)

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

6. Signature (Agent)

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

Thank you for using Return Receipt Service.

5:MJP0503931.jp

Internal Revenue Service

District
Director

Exhibit "B"

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

BOOK 8996 PAGE 257

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-2199
Date:
May 11, 1993

JEAN P. SHEARER
TRABUE, STURDIVANT & DEWITT
511 UNION ST., 25TH FLOOR
NASHVILLE TN 37219

Re: Notice of Sale
Taxpayer: GILLIS, DANIEL E & RHONDA
Property Address 5371 BLUE HOLE ROAD
ANTIOCH, TN 37015

3058 06/29 0101 03CHECK 298.80

Dear Ms. Shearer:

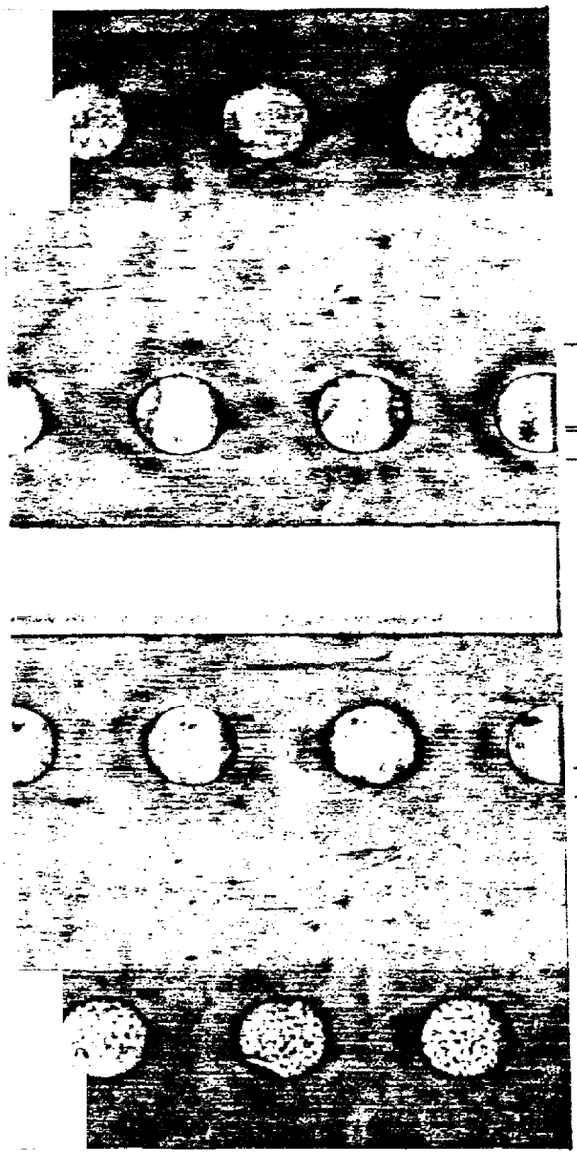
We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated May 3, 1993 was filed on time and contains all of the required information.

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 8996 PAGE 258

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	74041.48
CON TX	273.80
PRFEE	1.00
WDEED	24.00
TOTAL	298.80
CHECK	298.80

06/29/93 01 08:32 0001 3058

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35343
IDENTIF. ← REFERENCE

93 JUN 29 AM 8:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 668252