BOOK 9619 PAGE 727

BOX 43

42937

TRUSTEE'S DEED

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

Michael J. Philbin,
Successor-Trustee

to

Margaretten & Company, Inc.,
successor in interest to
NationsBanc Mortgage Corporation of VA,
(F/K/A Sovran Mortgage Corp.)
2810 N Parham Road
Richmond, Virginia 23294-4400
SEND TAX BILLS HERE
NO MORTGAGEE

Map #108-16
Parcel #32
Field Book #03D 77502

5993 07/20 0101 03CHECK 233.98

WHEREAS, Delwood O. Hirsch and wife, Tine' M. Hirsch, executed a deed of trust on the 24th day of February, 1984, which was recorded in Book 6237, Page 773, 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 8986, Page 238, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Larry Seiler, Trustee, in a Deed of record in Book 6256, Page 85, Register's Office for Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Wesley S. Reagan and wife, Debbie F. Reagan, in a Deed of record in Book 8418, Page 299, 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: July 19, 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., successor in interest to NationsBanc Mortgage Corporation of VA, (F/K/A Sovran Mortgage Corp.), being the highest and best bidder at said sale with a bid of FIFTY FIVE THOUSAND FOUR HUNDRED FORTY ONE AND 02/100 DOLLARS ($55,441.02), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FIFTY FIVE THOUSAND FOUR HUNDRED FORTY ONE AND 02/100 DOLLARS ($55,441.02), paid by Margaretten & Company, Inc., successor in interest to NationsBanc Mortgage Corporation of VA, (F/K/A Sovran Mortgage Corp.), 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., successor in interest to NationsBanc Mortgage Corporation of VA, (F/K/A Sovran Mortgage Corp.), 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. 37-A, Zone Lot Division of Lots 32, 33, 36 & 37, on the Plan of Section One, Percy Priest Woods, as of record in Plat Book 5200 at page 718, amending Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Delwood O. Hirsch and wife, Tine' M. Hirsch, by deed of record in Book 6237, Page 770, which property was subsequently conveyed to Larry Seiler, Trustee, by deed of record in Book 6256, Page 85. Thereafter, Larry Seiler, Trustee conveyed the property to Amherst Investments, a Tennessee General Partnership, by deed of record in Book 7693, Page 315, which property was subsequently conveyed to Wesley S. Reagan and wife, Debbie F. Reagan, by deed of record in Book 8418, Page 299, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1029 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., successor in interest to NationsBanc Mortgage Corporation of VA, (F/K/A Sovran Mortgage Corp.), 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., successor in interest to NationsBanc Mortgage Corporation of VA, (F/K/A Sovran Mortgage Corp.), 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 Lien Book 8676, Page 925, 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 executed receipt of delivery are attached hereto as Collective Exhibit A pursuant to T.C.A. 35-4-104(b); 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 19th day of July, 1993.

Michael J. Philbin, Successor-Trustee

Michael J. Philbin,
Successor-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 19th day of July, 1993.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 7-27-96

BOOK 9019 PAGE 729

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $55,441.02.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of July, 1993.

NOTARY PUBLIC

My Commission Expires: 7-27-96

JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BOOK 9019 PAGE 730

LAW OFFICES

TAYLOR, PHILBIN, PIGUE, MARCHETTI & LONG

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

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

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

JOHN P. LONG
1951-1992

OF COUNSEL:
EDDIE E. HALL

June 18, 1993

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

RE: Tax Payer: Wesley S. and Debbie F. Reagan
Federal Tax Lien ID #: [redacted]-0530
Property Location: 1029 Pleasant View Drive
Nashville, Tennessee 37214
Date of Foreclosure Sale: July 19, 1993
Time of Sale: 10:00 A.M.
Place: the front door of the court-house in Nashville, Davidson County, Tennessee
Our File #: 93567

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 8676, Page 925

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.

COLLECTIVE EXHIBIT A

The unpaid principal balance of the note secured by the Deed of Trust being foreclosed is $47,836.86. Approximate interest accrued through the date of the sale is $6,782.35. Fees and expenses are estimated to be $742.90.

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 #: 338125-8

BOOK 9019 PAGE 732

P 693 295 432

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

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 6/18/93	

PS Form 3800, June 1990

REAGAN - MARGARETTEN - 93567

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 Fee will provide you the signature of the person delivered to and the date of delivery.

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:

Internal Revenue Service
Special Procedures Section
P. O. Box 1107
Nashville, TN 37202

4a. Article Number
P 693 295 432

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

7. Date of Delivery
JUN 21 1993

5. Signature (Addressee)

6. Signature (Agent)

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

PS Form 3811, November 1990 ☆U.S. GPO: 1991—287-066 **DOMESTIC RETURN RECEIPT**

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

RECEIVED

JUN 28 1993

MICHAEL J. PHILBIN

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-0530
Date:
June 25, 1993

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

BOOK 9019 PAGE 733

Re: Notice of Sale
Taxpayer: REAGAN, WESLEY S & DEBBIE F
Property Address: 1029 PLEASANT VIEW DRIVE
NASHVILLE, TN 37214

Dear Mr. Philbin:

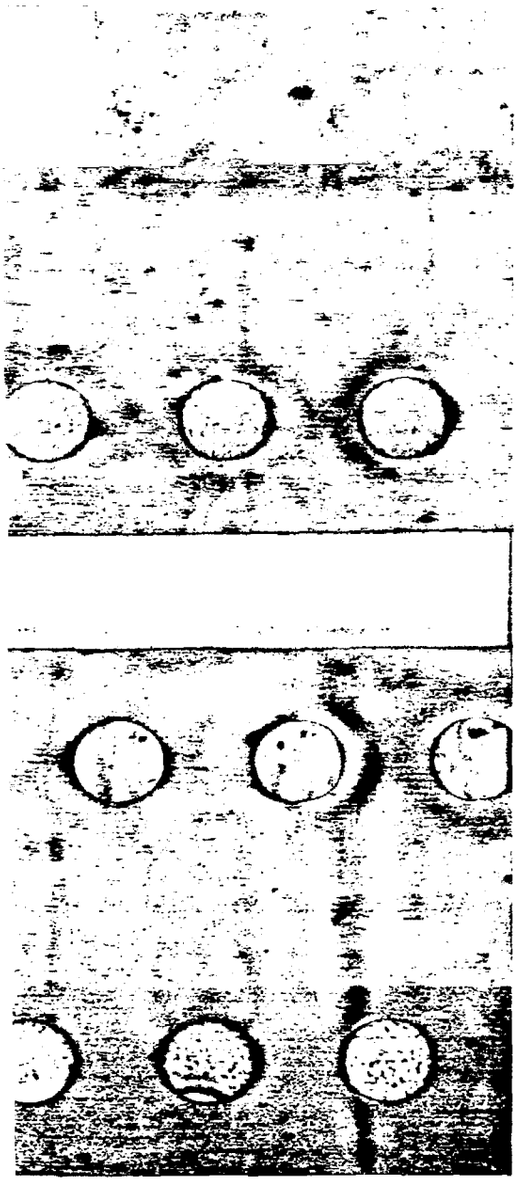
We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated June 18, 1993 was filed on time and contains all of the required information.

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 9019 PAGE 734

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	55441.02
CON TX	204.98
PRFEE	1.00
WDEED	28.00
TOTAL	233.98
CHECK	233.98

07/20/93 01 15:41 0001 5993

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42937
IDENTIF. & REFERENCE

93 JUL 20 PM 3:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 676381