THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072 Mail

SUBSTITUTE TRUSTEE'S DEED BOOK 9109 PAGE 745

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Bank of Goodlettsville 112 Long Hollow Pike Goodlettsville, TN 37072	Same	Map 41-16 Parcel 25 Field Book: 12D-25135

WHEREAS, by Deed of Trust dated June 21, 1991, and filed for record in Book 8380, page 772, Register's Office for Davidson County, Tennessee, QUALITY TRANSMISSION REBUILDERS, INC., a Tennessee Corporation, conveyed to J. C. Garrett, III, Trustee, certain real property in Davidson County, Tennessee, as therein described and as described below to secure to the Bank of Goodlettsville the payment of one note of even date in the original principal amount of $245,000.00, payable with the terms and provisions as provided therein; and,

WHEREAS, Homer R. Ayers was appointed Substitute Trustee under the said Deed of Trust hereinabove described by instrument of record in Book 8758, page 115, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made under the terms and provisions of the said Deed of Trust and note, and notice was properly given to the said QUALITY TRANSMISSION REBUILDERS, INC., and they having failed to abide by the terms and provisions of the said Deed of Trust; and, 7079 10/08 0101 03CHECK 937.94

WHEREAS, the said property was encumbered by a Federal Tax Lien against QUALITY TRANSMISSION REBUILDERS, INC. in the amount of $12,769.11 dated July 6, 1992, and filed for record on July 16, 1992, in Book 8676, page 875, Register's Office for Davidson County, Tennessee, and further encumbered by a Federal Tax Lien against QUALITY TRANSMISSION REBUILDERS, INC. in the amount of $5,149.95 dated October 9, 1992, and filed for record on October 16, 1992, in Book 8758, page 725, Register's Office for Davidson County, Tennessee; and,

WHEREAS, notice, as required under the provisions of 26 U.S.C. § 7425 (b), was

given to the Internal Revenue Service on September 1, 1993, a copy of said Notice being attached as Exhibit A; and,

WHEREAS, a copy of the written response of the Internal Revenue Service dated September 3, 1993, is attached hereto as Exhibit B to this Deed; and,

WHEREAS, said property was encumbered by a State Tax Lien in favor of the Tennessee Department of Employment Security against QUALITY TRANSMISSION REBUILDERS, INC. in the amount of $327.90 dated March 16, 1992, and filed for record on April 20, 1992, in Book 8580, page 48, Register's Office for Davidson County, Tennessee; and,

WHEREAS, notice, as required by T.C.A. Section 67-1-1433 (b) (1) was given to the State of Tennessee, Department of Employment Security, on September 1, 1993, a copy of said notice being attached as Exhibit C to this Deed and incorporated herein by reference; and,

WHEREAS, the said property was encumbered by a State Tax Lien against QUALITY TRANSMISSION REBUILDERS, INC. dated July 31, 1992, and filed for record on August 7, 1992, in Book 8696, page 992, Register's Office for Davidson County, Tennessee; and,

WHEREAS, notice, as required by T.C.A. Section 67-1-1433 (b) (1) was given to the State of Tennessee, Commissioner of Revenue, on September 1, 1993, a copy of said notice being attached as Exhibit D to this Deed and incorporated herein by reference; and,

WHEREAS, a copy of the written response of the Department of Revenue for the State of Tennessee, dated September 22, 1993, is attached as Exhibit E to this Deed; and,

WHEREAS, I, Homer R. Ayers, Substitute Trustee, at the request of the holder of the said indebtedness and under and by virtue of the powers vested in me under the Deed of Trust and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of the said Deed of Trust and instruments by giving twenty-one (21) days' notice by three (3) successive publications, namely September 9, 1993, September 16, 1993 and September 23, 1993, in the Nashville Record, a newspaper published at Nashville, Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, statutory right of redemption, dower and marital rights, and homestead as provided in the said Deed of Trust. Pursuant to said advertisement, on the 5th day of October, 1993, at 11:00 A.M. at the south door of the Nashville, Davidson

County, Metropolitan Courthouse in Nashville, Tennessee, I, Homer R. Ayers, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove equities as provided in said Deed of Trust, subject to all restrictions, restrictive covenants, easements, setback lines, unpaid real estate taxes, and any and all prior mortgages and liens of record, at which time, the BANK OF GOODLETTSVILLE submitted the highest and best bid in the amount of Two Hundred Twenty-Six Thousand One Hundred Eighty-Nine and 31/100 Dollars ($226,189.31).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said BANK OF GOODLETTSVILLE, a Tennessee Banking Corporation, its successors or assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

TRACT NO. 1:
BEING Lot No. 1 on the Resubdivision of Tract 3 Reserved for Commercial Bellshire Estate, Section 5, of record in Book 4595, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Quality Transmission Rebuilders, Inc., a Tennessee corporation, by deed from the Bank of Goodlettsville, a Tennessee banking corporation, of record in Book 8380, page 769, Register's Office for Davidson County, Tennessee.

The said property is located at 3730 Dickerson Pike, #401, Nashville, Tennessee 37207; and,

I, Homer R. Ayers, Substitute Trustee, convey to the BANK OF GOODLETTSVILLE all of the rights conveyed to me as said Substitute Trustee in the said Deed of Trust and instruments, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise under the powers vested in me under said Deed of Trust hereinabove referred to and not as an individual.

The real property, together with the improvements thereon and the appurtenances thereto, as hereinabove described, is conveyed subject to the rights of the United States Government and the State of Tennessee to redeem the land, improvements and appurtenances as provided in T.C.A. §67-1-1433(C)(1). Notice of the said sale was given to the Internal Revenue Service, the State of Tennessee, Department of Revenue, and the

State of Tennessee, Department of Employment Security, on September 1, 1993, pursuant to the provisions of T.C.A. §67-1-1433(B)(1), copies of same, together with the responses thereto being attached as Exhibits A, B, C, D, and E.

THIS the 5th day of October, 1993.

HOMER R. AYERS, Substitute Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOMER R. AYERS, the Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 5th day of October, 1993.

NOTARY PUBLIC

My Commission Expires: 1-23-94

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $226,189.31.

Affiant

Sworn to and subscribed before me, this the 5th day of October, 1993.

NOTARY PUBLIC

My Commission Expires: 1-23-94

Homer R. Ayers
Attorney at Law
P. O. Box 904
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

Telephone: (615) 859-2500
FAX: (615) 859-1962

BOOK 9109 PAGE 749

September 1, 1993

District Director
Internal Revenue Service
801 Broadway
Nashville, Tennessee 37203

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Attention: Chief, Special Procedures Staff
RE: Section 7425 - Notice of Sale

Gentlemen:

This firm represents Bank of Goodlettsville which holds a Deed of Trust Note executed by Quality Transmission Rebuilders, Inc., in the original principal amount of $245,000.00. Said Note is secured by a Deed of Trust dated June 21, 1991, and recorded in Book 8380, page 772, Register's Office for Davidson County, Tennessee. The Note is in default and demand for payment of the amount in default has been made, but such demand has not been honored. The holder of the Note and Deed of Trust, therefore, has declared the Note to be in default so that full payment of the Note is now required and has demanded that the property covered by the Deed of Trust, and hereinafter described, be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure.

It is my understanding that the Internal Revenue Service has filed two notices of Federal Tax Lien against the property. Therefore, this notice is being submitted to you pursuant to Section 7425 of the Internal Revenue Code, as follows:

1. This notice is submitted by Homer R. Ayers, Attorney, Bank of Goodlettsville, Suite 201, 112 Long Hollow Pike, Goodlettsville, Tennessee 37072, on behalf of Bank of Goodlettsville, 112 Long Hollow Pike, Goodlettsville, Tennessee 37072.

2. The Nashville District of the Internal Revenue Service has filed a Notice of Federal Tax Lien ("Tax Lien Notice") against Quality Transmission Rebuilders, Inc., in the amount of $12,769.11. The address of said taxpayer as shown on the Tax Lien Notice is 3730 Dickerson Road,

EXHIBIT A

Nashville, Tennessee 37207. The Tax Lien Notice bears Serial Number 629212139, was dated July 6, 1992, is of record in Book 8676, page 875, Register's Office for Davidson County, Tennessee, having been recorded at said Register's Office on July 16, 1992. A copy of said Tax Lien Notice is enclosed herewith for your convenience.

3. The Nashville District of the Internal Revenue Service has filed a Notice of Federal Tax Lien ("Tax Lien Notice") against Quality Transmission Rebuilders, Inc., in the amount of $5,149.95. The address of said taxpayer as shown on the Tax Lien Notice is 3730 Dickerson Road, Nashville, Tennessee 37207. The Tax Lien Notice bears Serial Number 629217508, was dated October 9, 1992, is of record in Book 8758, page 725, Register's Office for Davidson County, Tennessee, having been recorded at said Register's Office on October 16, 1992. A copy of said Tax Lien Notice is enclosed herewith for your convenience.

4. The street address of the property affected by this notice is 3730 Dickerson Pike, Nashville, Tennessee 37207, said property being more particularly described as that certain real property situated in Davidson County, Tennessee, as follows:

BOOK 9109 PAGE 750

TRACT NO. 1:
BEING Lot No. 1 on the Resubdivision of Tract 3 Reserved for Commercial Bellshire Estate, Section 5, of record in Book 4595, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Quality Transmission Rebuilders, Inc., a Tennessee corporation, by deed from the Bank of Goodlettsville, a Tennessee banking corporation, of record in Book 8380, page 769, Register's Office for Davidson County, Tennessee.

5. The real property herein described will be sold at public auction for cash on October 5, 1993, at 11:00 A.M. at the south door of the Nashville-Davidson County Courthouse in Nashville, Tennessee. Enclosed herewith is a copy of that Notice of Foreclosure.

6. The approximate amount of principal indebtedness on the Note is $215,161.01, with accrued interest in the amount of $8,965.05 as of September 1, 1993. Accordingly, the total indebtedness secured by the Deed of Trust is approximately $224,126.06, plus the expenses and attorney's fees incurred in connection with this foreclosure. Interest will accrue in the amount of $58.95 per day. It is not anticipated that additional costs and expenses in this foreclosure will exceed the sum of $1,500.00.

The property herein described is subject to the following encumbrances:

A. 1993 State and County taxes, which are a lien, but not yet due and payable. 1992 State and County taxes listed to Quality Transmission Rebuilders, Inc., in the base amount of $3,006.64 are UNPAID, plus penalty and interest, which accrues monthly until paid. 1991 State and County taxes listed to Quality Transmission Rebuilders, Inc. in the base amount of $3,219.22 are UNPAID, plus penalty and interest, which accrues monthly until paid.

B. Deed of Trust executed by Quality Transmission Rebuilders, Inc. to J. C. Garrett, III, Trustee, of record in Book 8380, page 772, said Register's Office, to secure to Bank of Goodlettsville one note dated 6/21/91 in the original principal amount of $245,000.00 payable as provided therein.

C. Notice of Federal Tax Lien against Quality Transmission Rebuilders, Inc. in the amount of $12,769.11 dated 7/6/92 filed 7/16/92 of record in Book 8676, page 875, said Register's Office.

D. Notice of State Tax Lien (State of Tennessee, Department of Employment Security) against Quality Transmission Rebuilders, Inc. in the amount of $327.90, dated 3/16/92, filed 4/20/92 of record in Book 8580, page 48, said Register's Office.

E. Notice of State Tax Lien against Quality Transmission Rebuilders, Inc. and Alan Pickering dated 7/31/92 filed 8/7/92 of record in Book 8696, page 992, said Register's Office.

F. Notice of Federal Tax Lien against Quality Transmission Rebuilders, Inc. in the amount of $5,149.95 dated 10/9/92 filed 10/16/92 of record in Book 8758, page 725, said Register's Office.

G. The plan of record in Book 4595, page 40, which shows an owner's certificate and a 2.5 x 25-foot utility anchor easement located on the northeasterly and southwesterly corners of said lot. "This lot is not to

BOOK 9109 PAGE 752

be used as a building site until approved by the Metropolitan Health Department."

H. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County of record in Book 5713, page 760, said Register's Office.

Please accept this letter as the twenty-five (25) day notice required by Section 7425 of the Internal Revenue Code of 1954, which notice must be given to the Secretary of the Treasury or his delegate. Please advise me immediately of any deficiency in this notice.

Sincerely yours,

Homer R. Ayers
Attorney at Law

HRA/pd

Enclosures

BOOK 9109 PAGE 753

BK 8878

OFF REC

Form 668 (Y)

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

867 FILED 875

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

Residence

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)
941	03 31 91	62-1[illegible]	05 13 91	06 12 01	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	12 31 91	[illegible]	[illegible]	[illegible]	[illegible]

[illegible] 07/16 0101 03CHECK 0.00

Place of Filing

Register of Deeds
Davidson County
Nashville TN 37201

Total $ 12,761.11

This notice was prepared and signed at Nashville, TN on this,

the 24th day of July, 19 91.

Signature

For Jon Hyten

Title

Revenue Officer
Collection

NOTE: Certificate of release prepared by the district director at the time of assessment is not effective as to the date of notice of lien filed.

Rev. Rul. 71-466, 1971-2 C.B. 408

Form 668 (Y) (Rev.)

Part 1 - Kept By Recording Office

RECORDERS MEMO
[illegible] not accurate on

RECORDERS MEMO
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THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BK 8758

BOOK 9109 PAGE 754

Form 668 (Y)

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

BOOK 8758 PAGE 725

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

Residence

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)
941	03-31-02	58-1455825	07-29-02	08-29-02	2620.83
41	06-30-02	58-1455825	07-29-02	08-29-02	2520.82

Place of Filing

Register of Deeds
Davidson County
Lexington, NC 27292

Total $ 5141.65

5141.15

This notice was prepared and signed at Lexington, NC, on this,

the 29th day of August, 2002

Signature

Title

Revenue Officer
12-01-2621

(NOTE: Certificate of officer authorized by law to take acknowledgments is not required for the validity of Notice of Federal Tax Lien)

Form 668 (Y) (Rev. 4-97)

Part 1 - Kept By Recording Office

RECORDERS MEMO
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COPY

BOOK 9109 PAGE 755

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, IRS
801 BROADWAY
NASHVILLE, TN 37203

4a. Article Number

P 380 838 298

4b. Service Type

☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☒ Return Receipt for Merchandise

7. Date of Delivery

09-02-93

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**

Thank you for using Return Receipt Service.

s your RETURN ADDRESS completed on the reverse side?

[redacted]

District
Director

801 Broadway MUP 148
Nashville, Tennessee 37203

COPY

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
62-1445185
Date:
September 3, 1993

HOMER R. AYERS
ATTORNEY AT LAW
P O BOX 904
GOODLETTSVILLE TN 37072

BOOK 9109 PAGE 756

Re: Notice of Sale
Taxpayer: QUALITY TRANSMISSION
Property Address: 3730 DICKERSON PIKE
NASHVILLE, TN 37207

Dear Ms. Ayers:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated September 1, 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 MUP 148, Nashville, Tennessee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

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

Chief, Advisory Section
Special Procedures Branch

EXHIBIT B

Homer R. Ayers
Attorney at Law
P. O. Box 904
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

Telephone: (615) 859-2500
FAX: (615) 859-1962

COPY

BOOK 9109 PAGE 757

September 1, 1993

Commissioner of Revenue
State of Tennessee
P. O. Box 3287, Uptown Station
Nashville, Tennessee 37219

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Attention: Director, Department of Employment Security

Gentlemen:

This firm represents Bank of Goodlettsville which holds a Deed of Trust Note executed by Quality Transmission Rebuilders, Inc., in the original principal amount of $245,000.00. Said Note is secured by a Deed of Trust dated June 21, 1991, and recorded in Book 8380, page 772, Register's Office for Davidson County, Tennessee. The Note is in default and demand for payment of the amount in default has been made, but such demand has not been honored. The holder of the Note and Deed of Trust, therefore, has declared the Note to be in default so that full payment of the Note is now required and has demanded that the property covered by the Deed of Trust, and hereinafter described, be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure.

It is my understanding that the State of Tennessee Department of Revenue has filed a notice of State Tax Lien against the property. Therefore, this notice is being submitted to you pursuant to T.C.A. Section 67-1-1433(b), as follows:

1. This notice is submitted by Homer R. Ayers, Attorney, Bank of Goodlettsville, Suite 201, 112 Long Hollow Pike, Goodlettsville, Tennessee 37072, on behalf of Bank of Goodlettsville, 112 Long Hollow Pike, Goodlettsville, Tennessee 37072.

2. The State of Tennessee Department of Employment Security has filed a Notice of Tax Lien against against Quality Transmission Rebuilders, Inc., amount not shown. The address of said taxpayer as shown on the Tax Lien Notice is 3730 Dickerson Road, Nashville, Tennessee 37207. The Tax Lien Notice bears Account Number 355-671, was dated March 16,

EXHIBIT C

1992, is of record in Book 8580, page 48, Register's Office for Davidson County, Tennessee, having been recorded at said Register's Office on March 20, 1992. A copy of said Tax Lien Notice is enclosed herewith for your convenience.

3. The street address of the property affected by this notice is 3730 Dickerson Pike, Nashville, Tennessee 37207, said property being more particularly described as that certain real property situated in Davidson County, Tennessee, as follows:

TRACT NO. 1:
BEING Lot No. 1 on the Resubdivision of Tract 3 Reserved for Commercial Bellshire Estate, Section 5, of record in Book 4595, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Quality Transmission Rebuilders, Inc., a Tennessee corporation, by deed from the Bank of Goodlettsville, a Tennessee banking corporation, of record in Book 8380, page 769, Register's Office for Davidson County, Tennessee.

4. The real property herein described will be sold at public auction for cash on October 5, 1993, at 11:00 A.M. at the south door of the Nashville-Davidson County Courthouse in Nashville, Tennessee. Enclosed herewith is a copy of that Notice of Foreclosure.

5. The approximate amount of principal indebtedness on the Note is $215,161.01, with accrued interest in the amount of $8,965.05 as of September 1, 1993. Accordingly, the total indebtedness secured by the Deed of Trust is approximately $224,126.06, plus the expenses and attorney's fees incurred in connection with this foreclosure. Interest will accrue in the amount of $58.95 per day. It is not anticipated that additional costs and expenses in this foreclosure will exceed the sum of $1,500.00.

The property herein described is subject to the following encumbrances:

A. 1993 State and County taxes, which are a lien, but not yet due and payable. 1992 State and County taxes listed to Quality Transmission Rebuilders, Inc., in the base amount of $3,006.64 are UNPAID, plus penalty and interest, which accrues monthly until paid. 1991 State and County taxes listed to Quality Transmission Rebuilders, Inc. in the base amount of $3,219.22 are UNPAID, plus penalty and interest, which accrues monthly until paid.

B. Deed of Trust executed by Quality Transmission Rebuilders, Inc. to J. C. Garrett, III, Trustee, of record in Book 8380, page 772, said Register's Office, to secure to Bank of Goodlettsville one note dated 6/21/91 in the original principal amount of $245,000.00 payable as provided therein.

C. Notice of Federal Tax Lien against Quality Transmission Rebuilders, Inc. in the amount of $12,769.11 dated 7/6/92 filed 7/16/92 of record in Book 8676, page 875, said Register's Office.

D. Notice of State Tax Lien (State of Tennessee, Department of Employment Security) against Quality Transmission Rebuilders, Inc. in the amount of $327.90, dated 3/16/92, filed 4/20/92 of record in Book 8580, page 48, said Register's Office.

E. Notice of State Tax Lien against Quality Transmission Rebuilders, Inc. and Alan Pickering dated 7/31/92 filed 8/7/92 of record in Book 8696, page 992, said Register's Office.

F. Notice of Federal Tax Lien against Quality Transmission Rebuilders, Inc. in the amount of $5,149.95 dated 10/9/92 filed 10/16/92 of record in Book 8758, page 725, said Register's Office.

G. The plan of record in Book 4595, page 40, which shows an owner's certificate and a 2.5 x 25-foot utility anchor easement located on the northeasterly and southwesterly corners of said lot. "This lot is not to

BOOK 9109 PAGE 769

be used as a building site until approved by the Metropolitan Health Department."

H. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County of record in Book 5713, page 760, said Register's Office.

Please accept this letter as the twenty-five (25) day notice required by T.C.A. Section 67-1-1433(b), which notice must be given to the Commissioner of Revenue or his delegate. Please advise me immediately of any deficiency in this notice.

Sincerely yours,

Homer R. Ayers
Attorney at Law

HRA/pd

Enclosures

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

BOOK 9109 PAGE 761

BK 8580

State of Tennessee
Department of Employment Security
Nashville, Tennessee 37245-[illegible]
615/[illegible]

NOTICE OF TAX LIEN

Employer:
QUALITY TRANSMISSION
REBUILDERS INC
3730 DICKERSON RD
NASHVILLE TN 37207

Account Number 155-671
Tax Number 2-0675 PAGE 1
DAVIDSON COUNTY

Pursuant to the provisions of T C A §50-7 404 et seq a lien exists in favor of the State of Tennessee Department of Employment Security 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 employer. Notice is hereby given that there have been assessed premiums, penalty, and interest against the said employer, which after demand for payment thereof remain unpaid. The amount of said premiums, penalty, interest, and costs either previously accrued or to accrue in the future without payment, constitutes the amount of said lien.

Periods for which premiums (taxes), interest, penalties, and fees have been assessed, and the amounts thereof, are as follows

QTR	TAX DUE	INTEREST THROUGH		PENALTY DUE	FILING FEE
2/91		03/31/92	$ 2.39		$ 6.00
3/91	$ 185.63	03/31/92	$ 15.92	$ 30.00	
4/91	$ 77.63	03/31/92	$ 2.11	$ 10.00	
				9[illegible] 01/20 91DL 030 ECX	6.00
				TOTAL:	$ 327.90

Witness my hand at Nashville, Tennessee, on the 16TH day of MARCH 19 92

This instrument was prepared by the Tennessee Department of Employment Security, State of Tennessee

JAMES A. DAVENPORT
Commissioner of Employment Security
By _____
Director of Assessment
EUGENE JOHNS

FOR REGISTER USE ONLY – PRINT OR STAMP

BOOK NO
PAGE NO BOOK 8580 PAGE 48
REGISTER

DATE
TIME
BY

94540

REGISTER COPY

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

s 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:
Commission of Revenue
Attn. Director, Emp. Sec.
P.O. Box 3287, Uptown
Nashville, TN 37219

4a. Article Number
P 380 838 301

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

7. Date of Delivery
9-2-93

5. Signature (Addressee)

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

6. Signature (Agent)
[signature]

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

Thank you for using Return Receipt Service.

Homer R. Ayers
Attorney at Law
P. O. Box 904
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

Telephone: (615) 859-2500
FAX: (615) 859-1962

COPY

BOOK 9109 PAGE 763

September 1, 1993

Commissioner of Revenue
State of Tennessee
P. O. Box 3287, Uptown Station
Nashville, Tennessee 37219

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Attention: Director, Tax Enforcement

Gentlemen:

This firm represents Bank of Goodlettsville which holds a Deed of Trust Note executed by Quality Transmission Rebuilders, Inc., in the original principal amount of $245,000.00. Said Note is secured by a Deed of Trust dated June 21, 1991, and recorded in Book 8380, page 772, Register's Office for Davidson County, Tennessee. The Note is in default and demand for payment of the amount in default has been made, but such demand has not been honored. The holder of the Note and Deed of Trust, therefore, has declared the Note to be in default so that full payment of the Note is now required and has demanded that the property covered by the Deed of Trust, and hereinafter described, be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure.

It is my understanding that the State of Tennessee Department of Revenue has filed a notice of State Tax Lien against the property. Therefore, this notice is being submitted to you pursuant to T.C.A. Section 67-1-1433(b), as follows:

1. This notice is submitted by Homer R. Ayers, Attorney, Bank of Goodlettsville, Suite 201, 112 Long Hollow Pike, Goodlettsville, Tennessee 37072, on behalf of Bank of Goodlettsville, 112 Long Hollow Pike, Goodlettsville, Tennessee 37072.

2. The State of Tennessee Department of Revenue has filed a Notice of State Tax Lien ("Tax Lien Notice") against Quality Transmission Rebuilders, Inc., amount not shown. The address of said taxpayer as shown on the Tax Lien Notice is 3730 Dickerson Road, Nashville, Tennessee 37207. The Tax Lien Notice bears Account Number 3-

EXHIBIT D

000181683-000-2, was dated July 31, 1992, is of record in Book 8696, page 992, Register's Office for Davidson County, Tennessee, having been recorded at said Register's Office on August 7, 1992. A copy of said Tax Lien Notice is enclosed herewith for your convenience.

3. The street address of the property affected by this notice is 3730 Dickerson Pike, Nashville, Tennessee 37207, said property being more particularly described as that certain real property situated in Davidson County, Tennessee, as follows:

TRACT NO. 1:
BEING Lot No. 1 on the Resubdivision of Tract 3 Reserved for Commercial Bellshire Estate, Section 5, of record in Book 4595, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Quality Transmission Rebuilders, Inc., a Tennessee corporation, by deed from the Bank of Goodlettsville, a Tennessee banking corporation, of record in Book 8380, page 769, Register's Office for Davidson County, Tennessee.

4. The real property herein described will be sold at public auction for cash on October 5, 1993, at 11:00 A.M. at the south door of the Nashville-Davidson County Courthouse in Nashville, Tennessee. Enclosed herewith is a copy of that Notice of Foreclosure.

5. The approximate amount of principal indebtedness on the Note is $215,161.01, with accrued interest in the amount of $8,965.05 as of September 1, 1993. Accordingly, the total indebtedness secured by the Deed of Trust is approximately $224,126.06, plus the expenses and attorney's fees incurred in connection with this foreclosure. Interest will accrue in the amount of $58.95 per day. It is not anticipated that additional costs and expenses in this foreclosure will exceed the sum of $1,500.00.

The property herein described is subject to the following encumbrances:

A. 1993 State and County taxes, which are a lien, but not yet due and payable. 1992 State and County taxes listed to Quality Transmission Rebuilders, Inc., in the base amount of $3,006.64 are UNPAID, plus penalty and interest, which accrues monthly until paid. 1991 State and County taxes listed to Quality Transmission Rebuilders, Inc. in the base amount of $3,219.22 are UNPAID, plus penalty and interest, which accrues monthly until paid.

B. Deed of Trust executed by Quality Transmission Rebuilders, Inc. to J. C. Garrett, III, Trustee, of record in Book 8380, page 772, said Register's Office, to secure to Bank of Goodlettsville one note dated 6/21/91 in the original principal amount of $245,000.00 payable as provided therein.

C. Notice of Federal Tax Lien against Quality Transmission Rebuilders, Inc. in the amount of $12,769.11 dated 7/6/92 filed 7/16/92 of record in Book 8676, page 875, said Register's Office.

D. Notice of State Tax Lien (State of Tennessee, Department of Employment Security) against Quality Transmission Rebuilders, Inc. in the amount of $327.90, dated 3/16/92, filed 4/20/92 of record in Book 8580, page 48, said Register's Office.

E. Notice of State Tax Lien against Quality Transmission Rebuilders, Inc. and Alan Pickering dated 7/31/92 filed 8/7/92 of record in Book 8696, page 992, said Register's Office.

F. Notice of Federal Tax Lien against Quality Transmission Rebuilders, Inc. in the amount of $5,149.95 dated 10/9/92 filed 10/16/92 of record in Book 8758, page 725, said Register's Office.

G. The plan of record in Book 4595, page 40, which shows an owner's certificate and a 2.5 x 25-foot utility anchor easement located on the northeasterly and southwesterly corners of said lot. "This lot is not to

be used as a building site until approved by the Metropolitan Health Department."

H. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County of record in Book 5713, page 760, said Register's Office.

Please accept this letter as the twenty-five (25) day notice required by T.C.A. Section 67-1-1433(b), which notice must be given to the Commissioner of Revenue or his delegate. Please advise me immediately of any deficiency in this notice.

Sincerely yours,

Homer R. Ayers
Attorney at Law

HRA/pd

Enclosures

BK 8696

OFF REC

BOOK 9109 PAGE 767

Tax Enforcement Division
Nashville, TN 37242-0002
615/741-2071

BOOK 8696 PAGE 992

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

QUALITY TRANSMISSION REPAIRS
INC. & ALAN PICKERING

Residence or Place of Business

3749 GIDEON RD
KNOXVILLE, TN 37207

County

KNOX

ALAN PICKERING PERSONALLY ENDORSED A PARTIAL PAY AGREEMENT

Account Number

[illegible]

Previous DLN of Form

22-1107-05810

County Code 19

LIEN I.D. 9221900A

Witness my hand at Nashville, Tennessee, on the 31 day of JULY, 19 92

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

COMMISSIONER OF REVENUE

BY: [signature]

FOR REGISTER USE ONLY PRINT OR STAMP

BOOK NO

PAGE NO

DATE RECEIVED

AUG 7 11 28 AM '92

IDENTIFICATION REFERENCE

TIME

REGISTER

BY

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

s 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:

COMMISSIONER OF REVENUE
P.O. BOX 3287
UPTOWN STA.
NASHVILLE, TN 37219
ATTN: DIRECTOR, TAX ENFORCEMT.

4a. Article Number
P 380 838 299

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

7. Date of Delivery
9-8-93

5. Signature (Addressee)

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

6. Signature (Agent)
Vaughn White

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

Thank you for using Return Receipt Service.

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

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

September 22, 1993

Mr. Homer R. Ayers
Attorney at Law
Post Office Box 904
Bank of Goodlettsville
Suite 201, 112 Long Hollow Pike
Goodlettsville, TN 37072

BOOK 9109 PAGE 769

RE: FORECLOSURE SALE OF PROPERTY OWNED BY
Quality Transmission Rebuilders, Inc.
Account Number: 3-000181683-000-2

Dear Mr. Ayers:

This is in reference to your letter dated September 1, 1993 concerning a foreclosure sale of property owned by Quality Transmission Rebuildbers, Inc.

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 November 20, 1993 is $11,667.03.

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.

72267
IDENTIF. & REFERENCE

93 OCT -8 AM 10: 24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Sincerely,

John S. Peeler, Director
Tax Enforcement Division

William E. Hooks
Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

JSP:WEH:mab

cc: Bob Tyree, Revenue Enforcement Supervisor, Nashville Region

EXHIBIT E

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9109 PAGE 779

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 226189.31
CON TX 836.94
PRFEE 1.00
WDEED 100.00
TOTAL 937.94
CHECK 937.94

10/08/93 01 10:27 0001 9875

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72267
IDENTIF. & REFERENCE

93 OCT -8 AM 10: 24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 707760