Box 43

TRUSTEE'S DEED

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

BOOK 9114 PAGE 622

Michael J. Philbin,
Successor-Trustee

to

Sam R. Sanders and wife,
Martha H. Sanders
2739 Windemere Drive
Nashville, Tennessee 37214
SEND TAX BILLS HERE
NO MORTGAGEE

Map #72-9
Parcel #412
Field Book #15DA 02443

WHEREAS, W. Houston Wood and Timothy D. Smith, executed a deed of trust on the 1st day of May, 1985, which was recorded in Book 6546, Page 788, as modified by instrument of record in Book 8372, Page 172, Register's Office of Davidson County, Tennessee, conveying to Harold Reeves, 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 8230, Page 820, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by L B J Properties, a partnership composed of Joe F. Wall, W. V. Ryan and Don L. Lancaster, in a deed of record in Book 6700, Page 701, Register's Office for Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Arrainne Sue Whitehouse and William Austin Moseley, as tenants in common, in a deed of record in Book 8007, Page 204, 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: October 12, 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, 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, Sam R. Sanders and wife, Martha H. Sanders, being the highest and best bidder at said sale with a bid of THIRTY FOUR THOUSAND TWO HUNDRED EIGHTY NINE AND 84/100 DOLLARS ($34,289.84), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of THIRTY FOUR THOUSAND TWO HUNDRED EIGHTY NINE AND 84/100 DOLLARS ($34,289.84), paid by Sam R. Sanders and wife, Martha H. Sanders, 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 Sam R. Sanders and wife, Martha H. Sanders, their heirs and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being a portion of Lot No. 35 on the Map of Irvington a plat of which is of record in Book 843, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to W. Houston Wood and Timothy D. Smith, by deed of record in Book 6546, Page 785, and subsequently conveyed to L B J Properties, a partnership composed of Joe F. Wall, W. V. Ryan and Don L. Lancaster, of record in Book 6700, Page 701, said Register's Office. Thereafter, LBJ Properties, a partnership, conveyed said property to Ryan & Ryan, a partnership, by Quitclaim Deed of record in Book 7702, Page 238, which partnership then conveyed the property to Arrainne Sue Whitehouse and William Austin Moseley, as tenants in common, by deed of record in Book 8007, Page 204, said Register's Office. The said Arrainne Sue Whitehouse and William Austin Mosely, a/k/a Austin Kincuttit then conveyed the property to Ryan and Ryan, a partnership consisting of William V. Ryan and James R. Ryan, by Quitclaim Deed of record in Book 8255, Page 869, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1010 Carolyn Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Sam R. Sanders and wife, Martha H. Sanders, their heirs 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 Sam R. Sanders and wife, Martha H. Sanders, their heirs 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 Book 8911, Page 152, and Book 8918, Page 786, 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 a collective exhibit 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 12th day of October, 1993.

Michael J. Philbin, 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 12th day of October, 1993.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: 7-27-96

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $34,289.84.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of October, 1993.

NOTARY PUBLIC

My Commission Expires: 7-27-96

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

September 13, 1993

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

RE: Tax Payer: James R. and Star W. Ryan
Federal Tax Lien ID #: [redacted]-1414
Property Location: 1010 Carolyn Avenue
Nashville, Tennessee 37216
Date of Foreclosure Sale: October 12, 1993
Time of Sale: 10:00 A.M.
Place: the front door of the court-house in Nashville, Davidson County, Tennessee
Our File #: 92048

Gentlemen:

This firm represents Sam R. Sanders and wife, Martha A. Sanders 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 8911, Page 152
   Book 8918, Page 786

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.

The unpaid principal balance of the note secured by the Deed of Trust being foreclosed is $34,289.84. Approximate interest accrued through the date of the sale is $5,512.61. 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: Sam R. Sanders and wife, Martha A. Sanders

BOOK 9114 PAGE 627

P 208 160 384

**Receipt for Certified Mail**

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

| | |
|---|---|
| Sent to Internal Revenue Service | |
| ~~Special Procedures Section~~ | |
| Street and No. P. O. Box 1107 | |
| P.O., State and 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, and Addressee's Address | |
| TOTAL Postage & Fees | $ 2.29 |
| Postmark or Date 9/13/93 | |

PS Form 3800, June 1991

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

RYAN / SANDERS/ 92048

**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 208 160 384

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

7. Date of Delivery

5. Signature (Addressee)

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

6. Signature (Agent)

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

BOOK 9114 PAGE 628

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-1414
Date:
September 17, 1993

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

RECEIVED
SEP 21 1993
MICHAEL J. PHILBIN

Re: Notice of Sale
Taxpayer: RYAN, JAMES R & STAR W.
Property Address 1010 CAROLYN AVENUE
NASHVILLE, TN 37216

Dear Mr. Philbin:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated September 13, 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.

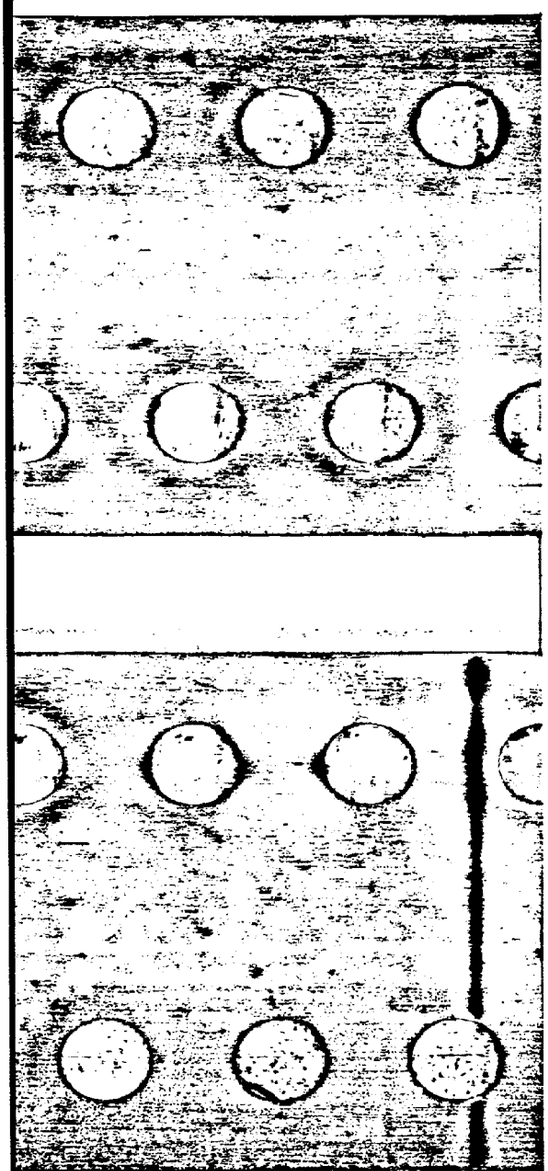
Sincerely,

Chief, Advisory Section
Special Procedures Branch

73995
IDENTIF. # REFERENCE

93 OCT 14 AM 9:36
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP
1742 10/14 0101 03CHECK 155.91



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

RECEIVED OF _____

FOR _____

BOOK 9114 PAGE 629

| | | |
|---|---|---|
| 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 34289.84 |
| | | | | CON TX 126.91 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 28.00 |
| | | | | TOTAL 155.91 |
| | | | | CHECK 155.91 |
| | | | 10/14/93 01 | 09:37 0001 1742 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

73995
IDENTIF. & REFERENCE

93 OCT 14 AM 9:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 709605