Book 32

BOOK 9180 PAGE 834

THIS INSTRUMENT PREPARED BY: B. Anthony Saunders, Attorney at Law, Seventh Floor, First American Center, Nashville, Tennessee 37237-0721

Address of New Owners:	Send Tax Statements To:	Map & Parcel:
First American National Bank c/o Jim Martin Nashville, Tennessee 37237-1051	New Owner same	Map 81-12-A Parcel 2.00CO

93 DEC -8 PM 3:31
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

94769

IDENTIF. & REFERENCE

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default occurred in the terms, conditions and payments, provided for in a Deed of Trust dated April 3, 1989, executed by National Project Services, Inc., which is recorded in Book 7810, Page 222, Register's Office for Davidson County, Tennessee; and

WHEREAS, Guaranty Title Company, was appointed Successor Trustee by an instrument of record in Book 9118, Page 328, Register's Office for Davidson County, Tennessee; and

WHEREAS, there are tax lien(s) filed against the record owners of the subject property. Pursuant to 26 USC Section 7425(b) and T.C.A. Section 67-1-1433 (b)(1) notice was properly given to the respective holders of said lien(s). The tax lien(s) are attached as Exhibits to this Deed; and

WHEREAS, this property is being sold subject to the redemptive rights of the United States and the State of Tennessee pursuant to 26 USC Section 7425(d)(1) and T.C.A. Section 67-1-1433(c)(1) as appropriate; and

WHEREAS, the entire indebtedness was declared due and payable by the lawful holder and owner of the indebtedness secured by said Deed of Trust; and

WHEREAS, payment not having been made as demanded, Guaranty Title Company, Successor Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 12:00 o'clock Noon, Thursday, November 18, 1993, at 8th Avenue North Office Condominium, 1326 8th Avenue North, Nashville, Davidson County, Tennessee 37208, to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but, subject to any and all mortgages, liens, claims and unpaid taxes that may be a lien against the property; and

WHEREAS, an authorized representative of Guaranty Title Company, Successor Trustee, appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Ninety Thousand Dollars ($90,000.00) by First American National Bank, and said property was knocked off and sold to First American National Bank;

NOW, THEREFORE, in consideration of the premises and the sum of Ninety Thousand Dollars ($90,000.00) cash in hand paid by First American National Bank, Guaranty Title Company, Successor Trustee, has this day bargained and sold and by these presents does transfer and convey to First American National Bank, its successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 8th Avenue North Office Condominium, a horizontal property regime established by Master Deed, of record in Book 7806, page 264, amended in Book 7810, page

216, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Lot 39 & Part of 37 & 41 North Nashville real Estate Company's Property of record in Plat Book 6050, page 367, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to National Project Services, Inc. by deed from John Templeton, III of record in Book 7810, page 219, said register's Office.

This is improved property known as Unit A, 1326 8th Avenue North, Nashville, Tennessee 37208.

This description being the same as in the last conveyance of the subject property.

And Guaranty Title Company covenants with First American National Bank, that it is lawfully seized and possessed of said real and personal property as Successor Trustee only, and by the terms of the above mentioned Deed of Trust, has a good right to sell and convey the same, and that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real property.

Guaranty Title Company further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real and personal property to First American National Bank, its successors and assigns, against the lawful claims of any persons claiming by or through it as Successor Trustee, but not further or otherwise; it being its intention only to convey to First American National Bank no greater title in the subject real property than it received as Successor Trustee.

WITNESS my hand this 7th day of December, 1993.

GUARANTY TITLE COMPANY
(Successor Trustee)

By: B Anthony Saunders
B. ANTHONY SAUNDERS
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, B. Anthony Saunders, with whom I am personally acquainted, and who acknowledged himself to be Vice President of Guaranty Title Company and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by self as Vice President.

Witness my hand and seal at Nashville, Tennessee, this 7th day of ~~November,~~ December 1993.

Carla K Jarrell
NOTARY PUBLIC

My Commission Expires:
1-27-96

BOOK 9180 PAGE 836

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of ~~November~~ December, 1993.

Notary Public

My Commission Expires:

1-27-96

1846 12/08 0101 03CHECK 382.00

BOOK 9180 PAGE 837

First American

First American National Bank
Nashville, Tennessee 37237

721 First American Center
Nashville, TN 37237-0721
(615) 736-6731
FAX: (615) 748-2538

October 21, 1993

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
AND HAND DELIVERED

District Director
Internal Revenue Service
c/o Mike Zorn
Special Procedures Staff
P. O. Box 1107
Nashville, Tennessee 37202

RE: NATIONAL PROJECT SERVICES, INC.

Dear Mr. Zorn:

Pursuant to 26 U.S.C. 7425 I am hereby giving notice, on behalf of First American National Bank, of a sale of property on which the United States claims a lien.

I am enclosing herewith a copy of the Notice of Federal Tax Lien, which was filed on behalf of the Nashville District on January 14, 1993 in the Register's Office for Davidson County, Tennessee.

I am also enclosing herewith a copy of First American's Notice of Foreclosure Sale, which contains a detailed description of the property affected. The Notice also contains the date, time, place and terms of the sale of the property.

The approximate outstanding principal and interest balance under the obligation(s) due to First American National Bank was $143,951.78 as of October 14, 1993, plus interest that continues to accrue, expenses, costs and attorneys fees (not included in the above-referenced amount). It is expected that the expenses that will be chargeable against the sale proceeds will not exceed $10,000.00. Attorneys fees are <u>not</u> included within the above-referenced expense amount.

I have enclosed a copy of this letter which I would appreciate you stamping the date of receipt upon and returning in the enclosed stamped envelope.

\doc\cj\npsi.irs
10/21/93 (3:42pm)

BOOK 9180 PAGE 838

If anything further is required from my office, please let me know.

Yours very truly,

B. Anthony Saunders
Vice President and
Associate General Counsel

BAS/CJ/ms

Enclosures

First American

BOOK 9180 PAGE 839

First American

First American National Bank
Nashville, Tennessee 37237

721 First American Center
Nashville, TN 37237-0721
(615) 736-6731
FAX: (615) 748-2538

October 21, 1993

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
AND HAND DELIVERED

Tennessee Department of Revenue
c/o Buddy Hooks
Tax Enforcement Division
P. O. Box 3287
Nashville, Tennessee 37219-3287

RE: National Project Services, Inc.

Dear Mr. Hooks:

Pursuant to T.C.A. 67-1-1433 I am hereby giving notice, on behalf of First American National Bank, of a sale of property on which the State of Tennessee claims a lien.

I am enclosing herewith a copy of the Notice of State Tax Lien, which was filed on behalf of the State of Tennessee on February 8, 1993, in Book 8859, page 756 in the Register's Office for Davidson County, Tennessee.

I am also enclosing herewith a copy of First American's Notice of Foreclosure Sale, which contains a detailed description of the property affected. The Notice also contains the date, time, place and terms of the sale of the property.

The approximate outstanding principal and interest balance under the obligation(s) due to First American National Bank was $143,951.78 as of October 14, 1993, plus interest that continues to accrue, expenses, costs and attorneys fees (not included in the above-referenced amount). It is expected that the expenses that will be chargeable against the sale proceeds will not exceed $10,000.00. Attorneys fees are <u>not</u> included within the above-referenced expense amount.

I have enclosed a copy of this letter which I would appreciate you stamping the date of receipt upon and returning in the enclosed stamped envelope.

\doc\cj\npsi.stl
10/21/93 (3:38pm)

If anything further is required from my office, please let me know.

Yours very truly,

B. Anthony Saunders
Vice President and
Associate General Counsel

BAS/CJ/ms

Enclosures

\doc\cj\npi\st1
10/21/93 (3:38pm)

First American

First American National Bank
Nashville, Tennessee 37237

November 17, 1993

Sent VIA Facsimile
Transmittal

Tennessee Department of Revenue
c/o Buddy Hooks
Tax Enforcement Division
P. O. Box 3287
Nashville, Tennessee 37219-3287

Re: Foreclosure of Real and Personal Property of National Project Services, Inc.

Dear Mr. Hooks:

I am an attorney in the Legal Department at First American National Bank ("First American"). This letter is to confirm my understanding of your conversation with Carla Jarrell of our office on this date. I understand that you have mailed a letter to First American that may not arrive until tomorrow, indicating compliance with the statutory notice requirements to the Department of Revenue and/or consent to proceed with the foreclosure and auction of the above-referenced real and personal property on November 18, 1993.

First American is relying on this information in proceeding with the foreclosure and auction. Thank you for your assistance on this matter. Please give me a call today if my information is incorrect.

Sincerely,

Tony Saunders

B. Anthony Saunders
Associate General Counsel

cc: Carla Jarrell

Internal Revenue Service

District
Director

Department of Treasury

801 Broadway, Stop 31
Nashville, TN 37203

Put with Natl. Projects file

Mr. Eric V. Helmers
First American National Bank
721 First American Center
Nashville,TN 37237

Person to Contact:
Scott Biggs
Telephone Number:
(615) 736-2339
Refer Reply to:

Date:
NOV - 3 1993

Re: Foreclosure

Taxpayer: National Projects Inc.
TIN: 62-1197889

BOOK 9180 PAGE 842

Dear Mr. Helmers:

This letter is in response to your request regarding the above mentioned foreclosure.

We will consider the Notice of Foreclosure given by your bank on October 21,1993 as adequate notice of your intent to sale both the real and personal property of the above mentioned taxpayer.

Therefore the property will be divested of our tax lien at the time of your sale, subject to our 120 day redemption right on the real estate.

If you have any questions, you may contact the person whose name and telephone number are shown in the heading of this letter, between the hours of 8:00 a.m. and 4:45 p.m., Monday through Friday.

Sincerely,

Patrick Bisson
Chief, Advisory Section

cc: Sonya, Mr Ferland
Hal Bristow

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
62-1197889
Date:
October 22, 1993

B. ANTHONY SAUNDERS

721 FIRST AMERICAN CENTER
NASHVILLE TN 37237

BOOK 9180 PAGE 843

Re: Notice of Sale
Taxpayer: NATIONAL PROJECT SERVICES, INC.
Property Address UNIT A, 1326 8TH AVENUE NORTH
NASHVILLE, TN 37208

Dear Mr. Saunders:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated October 21, 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, Tennessee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

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

Sincerely,

Chief, Advisory Section
Special Procedures Branch

B

TENNESSEE DEPARTMENT OF REVENUE
Tax Enforcement Division
Nashville, TN 37242-0002
615/741-7071

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

NATIONAL PROJECT SERVICES, INC.
AND ROBERT WALKER

Residence or Place of Business

1326 8TH AVE NORTH
NASHVILLE, TN 37208

Account Number

2-621197889-000-7

Previous DLN of Form

92-1222-00724

County

DAVIDSON

ROBERT WALKER PERSONALLY ENDORSED A PARTIAL PAY AGREEMENT

County Code 19

LIEN I.D. 93032008

Witness my hand at Nashville, Tennessee, on the 29 day of JANUARY, 19 93.

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

COMMISSIONER OF REVENUE

1514 02/08 0101 03CHECK 8.00

BY: _____
DELEGATE OF COMMISSIONER

FOR REGISTER USE ONLY--PRINT OR STAMP

BOOK NO. BOOK 8859 PAGE NO. PAGE 756

DATE FEB 8 10 23 AM 93

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

TIME 0405

REGISTER

BY:

RV-1307 (REV. 6-88) WHITE-REGISTER CANARY-REVENUE PINK-SUSPENSE 02-018-0803

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

Form 668 (Y)(1)
(Rev January 1991)

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

JUN 14 4 07 PM '93
RECORDER'S REFERENCE
82614

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).

27s 06/14/93 0101 03CHECK 8.00

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)

BOOK 8840 PAGE 440

Place of Filing

Total $

This notice was prepared and signed at _____, on this,

the _____ day of _____, 19 _____.

Signature	Title

(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)

Part 1 - Kept By Recording Office

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

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9180 PAGE 846

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 48.00
TOTAL 382.00
CHECK 382.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/08/93 01 15:31 0001 1846

94769
IDENTIF. A REFERENCE

93 DEC -8 PM 3:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 731879