This Instrument was Prepared by:
ROBERT P. ZIEGLER, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

BOOK 9183 PAGE 316

ADDRESS NEW OWNER:

American General Finance, Inc.
4343 Lebanon Road, Suite 101
Hermitage, Tennessee 37076

SEND TAX BILLS:

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,857.96.

Laura J. Jones/sgb
AFFIANT

Subscribed and sworn to before me this the 9th day of December, 1993.

Patricia White
NOTARY PUBLIC

My Commission Expires: 6/30/96

95660

IDENTIFICATION REFERENCE

93 DEC 10 PM 2:28

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

TRUSTEE'S DEED

WHEREAS, on the 17th day of January, 1990, Spillmon Gooden, Jr. and wife, Dorothy H. Gooden, executed a Deed of Trust to Judi Caruthers and/or Kevin Jones, as Trustee, to secure a promissory note of even date in the amount of $46,387.20, payable to the order of American General Finance, Inc. as fully set out in Book 8028, Page 11, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and American General Finance, Inc., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Kevin Jones, Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, on insertion of said advertisement appearing in each of the issues of said newspaper on November 11, 18, and 26, 1993, respectively;

WHEREAS, timely notice of the sale has been given to the United States Internal Revenue Service, which holds a lien on all property belonging to Spillmon Gooden, Jr. and wife, Dorothy H. Gooden, as follows: Serial Number 629157827, recorded in Book 8396, Page 302, dated July 3, 1991 in the amount of $8,369.59; and Serial Number 629201122, recorded in Book 8538, Page 509, dated January 21, 1992 in the amount of $25,378.67, as recorded in the, Register's Office of Davidson County, Nashville, Tennessee, and the Internal Revenue Service holds a right of redemption under the provisions of 26 USC § 7425 (d)(1), and attached hereto is a copy of the Notice addressed to District Director of Internal Revenue Service under date of November 4, 1993, together with the return receipt number P 198 169 227 showing received by them on November 8, 1993.

WHEREAS, pursuant to said notice, I, the undersigned, Kevin Jones, as Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Wednesday, December 8, 1993 at 12:00 p.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee, and

WHEREAS, at said sale, American General Finance, Inc. was the highest and best bidder, the amount of its bid being in the sum of Twenty-Five Thousand Eight Hundred Fifty-Seven and 96/100 ($25,857.96) dollars; and

NOW, THEREFORE, I, Kevin Jones, Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Twenty-Five Thousand Eight Hundred Fifty-Seven and 96/100 ($25,857.96) dollars, credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto American General Finance, Inc., its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

BEING in the 11th, formerly the 18th Civil District of said County, and described as follows:

BEGINNING at a point on the northerly margin of Cahal Avenue 54-3/4 feet westerly from the northwest intersection of said Avenue and Northview Avenue; thence north 1 1/2 degrees East parallel to Northview Avenue, 200 feet to a point 73 1/2 feet south of Lot No. 1 in Coggin's First Addition, of record in Book 421, page 33; thence westerly parallel with same, 50 feet to a point; thence South 1 1/2 degrees west parallel to Northview Avenue 200 feet to the northerly margin of Cahal Avenue; thence easterly with same 50 feet to the beginning.

BEING the same property conveyed to Spillmon Gooden, Jr. and wife, Dorothy H. Gooden, by Deed from Tillman V. Jackson and wife Leveda M. Jackson, dated July 27, 1970, of record in Book 4434, page 600, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1511 Cahal Avenue, Nashville, Tennessee.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said American General Finance, Inc., its successors and assigns, forever.

I, Kevin Jones, Trustee, under the said Deed of Trust of record in Book 8028, Page 11, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said American General Finance, Inc., its successors and assigns, all the rights, title, and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample fashion as I as Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Kevin Jones, Trustee, has hereto set his hand, this the 10th day of December, 1993.

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Kevin Jones Trustee

KEVIN JONES, TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Kevin Jones, Trustee, and bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 9th day of December, 1993.

Patricia White

NOTARY PUBLIC

My Commission Expires:

6/30/96

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:
DISTRICT DIRECTOR OF IRS
P.O. BOX 1107
NASHVILLE, TN 37202
ATTN: CHIEF, SPECIAL
PROCEDURES STAFF

4a. Article Number
P 198 169 227

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

7. Date of Delivery
NOV 8

5. Signature (Addressee)

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

6. Signature (Agent)
Pam Baggett

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

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

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Person to Contact:
Mae Caldwell
Telephone Number:
(615) 736-2338
Refer Reply to:
[redacted]-2075
Date:
November 10, 1993

ROBERT ZIEGLER
LOEWENSTEIN, ZIEGLER, & BUFFALOE
THIRD NATIONAL BANK BLDG. 18TH FL
NASHVILLE TN 37219

Re: Notice of Sale
Taxpayer: GOODEN, SPILLMON JR.
Property Address: 1511 CAHAL AVENUE
NASHVILLE, TN 37206

Dear Mr. Ziegler:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated November 4, 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,

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

Chief, Advisory Section
Special Procedures Branch

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LAW OFFICES
LOEWENSTEIN, ZIEGLER & BUFFALOE
NOT A PARTNERSHIP
THIRD NATIONAL BANK BUILDING
201 FOURTH AVENUE, NORTH
SUITE 1800
NASHVILLE, TENNESSEE 37219

HERMAN O. LOEWENSTEIN
ROBERT P. ZIEGLER
JOHN E. BUFFALOE, JR.
KEVIN J. JONES
S. GARY SPICER *
STEVEN R. SHARP
KENNETH J. MITTELDORF

*ADMITTED IN MICHIGAN & TENNESSEE

TELEPHONE
(615) 256-2642
TELECOPIER
(615) 254-8313

November 4, 1993

District Director of Internal Revenue
P.O. Box 1107
Nashville, Tennessee 37202
Attention: Chief, Special Procedures Staff

CERTIFIED MAIL

Re: Spillmon Gooden, Jr. and wife, Dorothy H. Gooden
Foreclosure
Name of Taxpayer: Spillmon & Dorothy Gooden, Jr.
1511 Cahal Avenue
Nashville, Tennessee 37206-1617

Gentlemen:

We represent American General Finance, Inc. and we are writing to advise you that upon instructions from our client we will be commencing foreclosure proceedings immediately on the property described in the attached foreclosure notice. The foreclosure sale is scheduled for December 8, 1993.

Pursuant to Section 7425(c) of the Internal Revenue Code with respect to notice of non-judicial sales of property subject to United States liens, we are submitting the following information:

1. Name and Address of Person Submitting Notice:

Robert P. Ziegler
1800 Third National Bank Building
201 Fourth Avenue North
Nashville, Tennessee 37219

2. Notice of Federal Tax Lien: Copies of Notices of Federal Tax Liens, Form 668, of record in Book 8396, Page 302 and Book 8538, Page 509, are attached containing the name of the Internal Revenue District, name and address of taxpayer, and date and place notice of lien was filed.

3. Address of Real Property: 1511 Cahal Avenue
Nashville, Davidson County,
Tennessee

LOEWENSTEIN, ZIEGLER & BUFFALOE

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The legal description of said property is contained in the Notice of Foreclosure sale, which is enclosed herewith. An abstract of title is not available at this time.

4. Sale Date, Time, Place and Terms: The date, time, place and terms of the sale of property are contained in the enclosed Foreclosure Sale Notice.

5. Description of Debt and Sale Expenses: As of November 4, 1993, the approximate amount of the principal obligation secured by the Deed of Trust being foreclosed upon, including interest, is $24,790.89. The per diem rate of interest for every day after that date is approximately $6.85 per day. The foreclosure expenses including advertising expenses and legal expenses chargeable against the sale proceeds are estimated to be approximately $850.00.

6. Please acknowledge receipt of this notice on the enclosed copy of this letter and return it to my attention and enclosed herewith is a stamped, self-addressed envelope for your convenience.

If you require any additional information with respect to this matter, please advise.

Sincerely,

Robert P. Ziegler

RPZ:ljb

Enclosures

Received by:

_____

Date: _____

2836 12/10 0101 03CHECK 124.83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 25857.96
CON TX 95.83
PRFEE 1.00
WDEED 28.00
TOTAL 124.83
CHECK 124.83

12/10/93 01 14:29 0001 2836

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95660
IDENTIF. & REFERENCE

93 DEC 10 PM 2:28

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 732855