TRUSTEE'S DEED

BOOK 9279 PAGE 680

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

Michael J. Philbin,
Successor-Trustee

to

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

Map #147-8
Parcel #225
Field Book #05DU 05836

WHEREAS, William R. Cargile, Jr. and wife, Pamela H. Cargile, executed a deed of trust on the 5th day of February, 1981, which was recorded in Book 5708, Page 777, Register's Office of Davidson County, Tennessee, conveying to J. G. Palmer, 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 9241, Page 87, Register's Office of 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: March 14, 1994 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 and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, being the highest and best bidder at said sale with a bid of FORTY SEVEN THOUSAND THREE HUNDRED FIFTY ONE AND 13/100 DOLLARS ($47,351.13), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of FORTY SEVEN THOUSAND THREE HUNDRED FIFTY ONE AND 13/100 DOLLARS ($47,351.13), paid by Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, 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 and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, 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. 50 on the Plan of Section 4, Beverly Heights, of record in Book 5200, Page 263, Register's Office for said County.

Said Lot No. 50 fronts 41.97 feet on the northwesterly margin of Lane Wood Court and extends back 100.03 feet on the easterly line and 134.56 feet on

the southwesterly line to a dead line in the rear, measuring 93.69 feet thereon.

Being the same property conveyed to William R. Cargile, Jr. and wife, Pamela H. Cargile, by deed of record in Book 5708, Page 774, the said William R. Cargile, Jr. having subsequently conveyed all of his right, title and interest in said property to Pamela Kay Holder f/k/a Pamela H. Cargile by Quitclaim Deed of record in Book 7947, Page 439, Register's Office for Davidson County, Tennessee.

This is improved property also known as 121 Lane Wood Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, 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 and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, 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 State of Tennessee pursuant to T.C.A. 67-1-1433(c)(1) by reason of a lien for taxes of record in Book 7922, Page 848, said Register's Office, claimed by the State of Tennessee, the statutory notice requirement set forth in T.C.A. 67-1-1433(b)(1) having been met. A copy of the required statutory notice to the appropriate taxing department of the State of Tennessee, along with a copy of any acknowledgement of the same are attached hereto as a collective exhibit pursuant to T.C.A. 35-4-104(b).

This conveyance is also subject to 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 14th day of March, 1994.

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 14th day of March, 1994.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $47,351.13.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of March, 1994.

NOTARY PUBLIC

My Commission Expires: July 27, 1996

NOTARY PUBLIC
DAVIDSON COUNTY, TN.

28084

IDENTIFICATION/REFERENCE

94 MAR 15 PM 3:15

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

LAW OFFICES
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT

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

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

February 14, 1994

Tennessee Department of Revenue
Tax Enforcement Division
P. O. Box 3287
Nashville, Tennessee 37219

2130 03/15 0101 03CHECK 204.38

ATTN: Wilbur E. Hooks

RE: Tax Payer: William R. Cargile Jr. D.B.A. C.C. Systems
State Tax Lien ID #: 1-413159819-001-1
Property Location: 121 Lane Wood Court
Nashville, Tennessee 37211
Date of Foreclosure Sale: March 14, 1994
Time of Sale: 10:00 A.M.
Place: the front door of the court-house in Nashville, Davidson County, Tennessee
Our File #: 94413

Dear Mr. Hooks:

This firm represents Margaretten & Company, Inc. in the above captioned matter. The purpose of this letter is to give you notice pursuant to TCA 67-1-1433(b) 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 State Tax Lien(s):
   Book 7922, Page 848

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 TO TRUSTEE'S DEED
FROM MICHAEL J. PHILBIN, TRUSTEE TO
MARGARETTEN AND COMPANY, INC.

The unpaid principal balance of the note secured by the Deed of Trust being foreclosed is $35,461.35. Approximate interest accrued through the date of the sale is $8,551.52. Fees and expenses are estimated to be $757.00.

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 & BENNETT

Michael J. Philbin

MJP/jc

Enclosures

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

cc: Margaretten & Company, Inc.
Loan #: 722735-8

P 208 160 459

Receipt for Certified Mail

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

Sent to: TN Dept. of Revenue Tax Enforcement Division	
Street and No. P. O. Box 3287	
P.O. State and ZIP Code Nashville, TN 37219	
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 2/14/94	

PS Form 3800, June 1991

CARGILE / MARGARETTEN / 94413

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:

Tennessee Department of Revenue
Tax Enforcement Division
P. O. Box 3287
Nashville, TN 37219

4a. Article Number
P 208 160 459

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)

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

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

BOOK 9279 PAGE 686

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

February 24, 1994

RECEIVED
MAR - 1 1994
MICHAEL J. PHILBIN

Mr. Michael J. Philbin
Taylor, Philbin, Pigue,
Marchetti & Bennett
One Union Street
Post Office Box 198169
Nashville, Tennessee 37219-8169

RE: FORECLOSURE SALE OF PROPERTY OWNED BY
William R. Cargile, Jr.
Account Number: 1-413159819-001-1

Dear Mr. Philbin:

This is in response to your letter dated February 14, 1994 concerning a foreclosure sale of property owned by William R. Cargile, Jr.

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 April 20, 1994 is $1,215.65.

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.

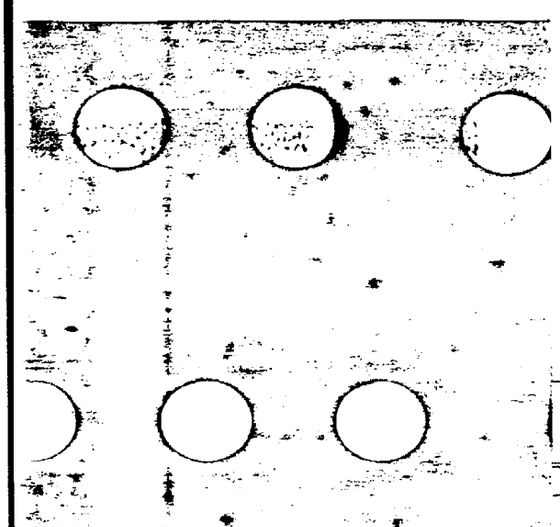
Sincerely,

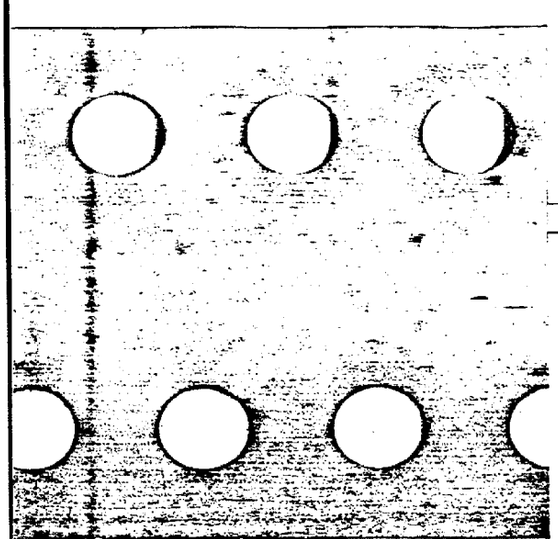
John S. Peeler, Director
Revenue Enforcement Division

Wilbur E. Hooks
Administrative Assistant
Special Procedures Section

JSP:WEH:mab

cc: Bob Tyree, Revenue Enforcement Supervisor, Nashville Region
Joe Cuccia, Revenue Enforcement Supervisor, Nashville Region





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9279 PAGE 687

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 47351.13
CON TX 175.38
PRFEE 1.00
WDEED 28.00
TOTAL 204.38
CHECK 204.38

03/15/94 01 15:15 0001 2100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28084
IDENTIFICATION REFERENCE

94 MAR 15 PM 3:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 767471