ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Allen H. Curtis, et ux		Map 91-7
732 Winthorne Dr.		Parcel 182
Nashville, TN 37217	SAME	

Prepared by: WAYNICK, CATE & TAYLOR (DJW), 211 Donelson Pike, Suite 2, P.O. Box 148058, Nashville, TN 37214 (615) 885-5707
THIS DOCUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by a Deed of Trust (the "Deed of Trust") executed March 15, 1989, and recorded in Book 7794, Page 438, in the Register's Office for Davidson County, Tennessee, A. Edward Kleinau and Pam L. Himmelein conveyed to W.G. Traber, Trustee, in trust to secure the payment of a certain indebtedness to Allen H. Curtis on the hereinafter-described property (the "Property") and performance of the obligations therein set forth; and

WHEREAS, the holders of the debt secured by the Deed of Trust appointed the undersigned ("Grantor") as Successor Trustee by instrument recorded in Book 9416, Page 752, said Register's Office; and

WHEREAS, default was made in the terms and conditions of the Deed of Trust, and the beneficiary requested the undersigned to advertise and sell the Property under the terms and provisions of the Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the Property was by the undersigned advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 29th day of August, 1994, at the South door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Allen H. Curtis and wife, Rachel Durham Curtis ("Grantee", whether one or more), being the highest and best bidders, became the purchasers of the Property at and for the sum of forty-five thousand two hundred seven and 90/100 ($45,207.90) Dollars.

NOW, THEREFORE, in consideration of the premises, the undersigned, David J. Waynick, as Successor Trustee, does hereby grant, bargain, sell and convey to the Grantee, in fee simple forever, the Property, described as being in the County of Davidson and State of Tennessee, to wit:

Being Lots Nos. Nine Hundred and Five (905) and Nine Hundred and Seven (907) of Block 140, Plan No. 1, West Nashville, as of record in book 57, page 74 and 75, R.O.D.C., Tennessee.

Said Lots join and front together fifty (50) feet on the north side of Kentucky Avenue, and extend back northwardly between parallel lines, one hundred and fifty (150) feet to an alley.

Being the same property conveyed to A. Edward Kleinau and Pam L. Himmelein by deed from Allen H. Curtis and wife, Rachel Durham Curtis.

94 SEP -6 PM 1:52

REGISTER
DAVIDSON COUNTY, TN.

88331

IDENTIF. & REFERENCE

TO HAVE AND TO HOLD said described real estate unto Grantee, their successors and assigns, forever in fee simple.

Sale was advertised and made as Successor Trustee only, without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as Successor Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, David J. Waynick, Successor Trustee, has executed these presents this 1 day of September, 1994.

David J. Waynick
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of September, 1994, before me personally appeared David J. Waynick, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

My commission expires: 1-25-97

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $45,207.90.

Affiant

Sworn and subscribed before me this 1 day of September, 1994.

My commission expires: 1-25-97

Notary Public

WAYNICK, CATE & TAYLOR
AN ASSOCIATION OF ATTORNEYS

DAVID J. WAYNICK
(615) 865-5707
ANDREW M. CATE
(615) 869-2309
R.N. (BO) TAYLOR
(615) 865-9648
FAX (615) 865-0224

211 DONELSON PIKE
SUITE 2
P.O. BOX 148058
NASHVILLE, TN 37214

July 26, 1994

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
RECEIPT NO. P 218 053 819

Chief, Special Procedures Staff
Internal Revenue Service
801 Broadwy, MDP 148
Nashville, Tennessee 37203

Re: 25 Day Letter
Edward Kleinan and Pam Himmelein Poston
5002 Kentucky Ave.
Nashville, TN 37209-2214

Gentlemen:

This firm represents Allen H. Curtis, holder of a promissory note (the "Note") executed by A. Edward Kleinau and Pam L. Himmelein dated March 15, 1989 in the original principal amount of $42,750.00. The Note is secured by a deed of trust (the "Deed of Trust") dated March 15, 1989, and recorded in Book 7794, page 438, Register's Office of 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 (the "Property") encumbered by the Deed of Trust, and hereinafter described, be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure.

An examination of the records in the Register's Office of Davidson County, Tennessee, reveals that the Internal Revenue Service has filed a notice of federal tax lien against the Property. Therefore, this notice is being submitted to you pursuant to Section 7425 of the Internal Revenue Code of 1954, as amended, as follows:

1. This notice is submitted by David J. Waynick, Attorney, on behalf of Allen H. Curtis.

2. The street address of the Property is 5002 Kentucky Ave., Nashville, TN 37209-2214 and the Property is more particularly described as follows:

Being Lots Nos. Nine Hundred and Five (905) and Nine Hundred and Seven (907) of Block 140, Plan No. 1, West Nashville, as of record in book 57, page 74 and 75, R.O.D.C., Tennessee.

Said Lots join and front together fifty (50) feet on the north side of Kentucky Avenue, and extend back northwardly between parallel lines, one hundred and fifty (150) feet to an alley.

Being the same property conveyed to A. Edward Kleinau and Pam L. Himmelein by deed from Allen H. Curtis and wife, Rachel Durham Curtis.

3. The Property will be sold at public auction for cash on August 28, 1994, at 11:00 o'clock A.M. at the South door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee. Enclosed herewith a copy of the Notice of Foreclosure.

4. The approximate amount of principal indebtedness on the Note is $40,806.90. Accordingly, the total indebtedness secured by the Deed of Trust is approximately $43,338.90 plus the expenses and attorney's fees incurred in connection with this foreclosure. It is not anticipated that additional costs and expenses in the foreclosure will exceed the sum of $1,500.00.

5. Attached to this Notice is a copy of each Notice of Federal Tax Lien (Form 668) affecting the property sold.

The property herein described is also subject to the following encumbrances: None

Please accept this letter as the twenty-five (25) day notice required by Section 7425 of the Internal Revenue Code of 1954, as amended, which notice must be given to the Secretary of the

Treasury or his delegate. Please advise me immediately of any deficiency in this notice.

This notice of sale is submitted in duplicate, and we would request that the duplicate copy of this notice be acknowledged and returned to us.

Very truly yours,

David J. Waynick

Enclosure

cc: Allen B. Curtis

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

Receipt of Notice Acknowledged

Internal Revenue Service

By:_____

its:_____

Date:_____

Time:_____

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:
[redacted]-9005
Date:
August 9, 1994

DAVID J. WAYNICK
C/O WAYNICK & CATE
PO BOX 148058
NASHVILLE TN 37214

Re: Notice of Sale
Taxpayer: KLEINAU, AUGUST EDWARD
Property Address: 5002 KENTUCKY AVENUE
NASHVILLE, TN 37209

Dear Mr. Waynick:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated July 26, 1994 was filed on time and contains all of the required information.

If the property is sold for more than the total due on the foreclosing instrument, plus other liens senior to the Federal tax lien(s) but junior to the foreclosing instrument, 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.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

P 218 053 819

BOOK 9457 PAGE 547

Receipt for Certified Mail

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

Sent to	Chief, Special Procedures
Street and No.	IRS
P.O. State and ZIP Code	801 Broadway, MDP 148 Nashville, TN 37203
Postage	$ 2.52
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	$ 2.52
Postmark or Date	For: Curtis foreclosure - IRS notice letter and copies of tax liens, notice of foreclosure

PS Form 3800, June 1991

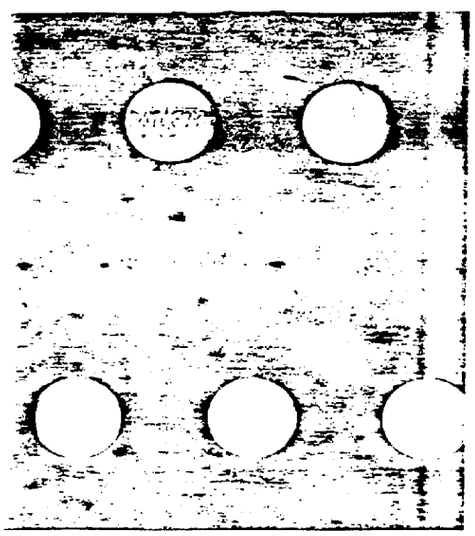
5661 09/06 0101 03CHECK 196.27

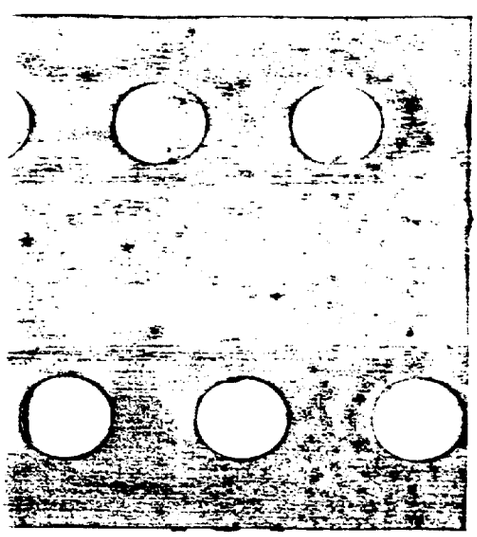
SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.
1. ☐ Show to whom delivered, date, and addressee's address. *(Extra charge)* 2. ☐ Restricted Delivery *(Extra charge)*

3. Article Addressed to: Chief, Special Procedures Staff Internal Revenue Service 801 Broadway, MDP 148 Nashville, Tennessee 37203	4. Article Number P 218 053 819 Type of Service: ☐ Registered ☐ Insured ☒ Certified ☐ COD ☐ Express Mail ☐ Return Receipt for Merchandise Always obtain signature of addressee or agent and DATE DELIVERED.
5. Signature — Addressee X	8. Addressee's Address *(ONLY if requested and fee paid)*
6. Signature — Agent X David Tesla	
7. Date of Delivery 7-07-94	

PS Form 3811, Apr. 1989 ★U.S.G.P.O. 1989-238-815 DOMESTIC RETURN RECEIPT

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 9457 PAGE 548

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	45207.90
CON TX	167.27
PRFEE	1.00
TDEED	28.00
TOTAL	196.27
CHECK	196.27

09/06/94 01 13:51 0001 5661

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88331 IDENTIF. & REFERENCE

94 SEP -6 PM 1:52

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 832026