Box 43

BOOK 9463 PAGE 152

TRUSTEE'S DEED

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 #150-3
Parcel #446
Field Book #02DX 03822

94 SEP 13 AM 10:02
FELIX A. NELSON REGISTER
DAVIDSON COUNTY, TN.

90281

IDENTIFICATION REFERENCE

WHEREAS, Ronda Kay Runyon and Martha Clay Riffe, both unmarried, executed a deed of trust on the 24th day of August, 1989, which was recorded in Book 7924, Page 401, Register's Office of Davidson County, Tennessee, conveying to William E. Brown, 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 9084, Page 490, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Wayne Keown and wife, Cathy Keown in a Deed of record in Book 8395, Page 984, 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: September 12, 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, 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 NINETY FIVE THOUSAND SEVEN HUNDRED SEVEN AND 71/100 DOLLARS ($95,707.71), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of NINETY FIVE THOUSAND SEVEN HUNDRED SEVEN AND 71/100 DOLLARS ($95,707.71), 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. 53 on the Plan of Harbor Landing Subdivision, Section Three, recorded in Book 6900, Page 348, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronda Kay Runyon and Martha Clay Riffe, both unmarried, as joint tenants with rights of survivorship, by deed of record in Book 7924, Page 398, which property was subsequently conveyed to Wayne Keown and spouse, Cathy Keown, by deed of record in Book 8395, Page 984, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2928 High Rigger Drive, Nashville, Tennessee 37217.

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 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 Lien Book 8840, Page 364, 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 Section, and the written response from the IRS dated August 19, 1994, are attached hereto as Collective Exhibit A pursuant to T.C.A. 35-4-104(b).

This conveyance is further 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 12th day of September, 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 12th day of September, 1994.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $95,707.71.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of September, 1994.

NOTARY PUBLIC

My Commission Expires: July 27, 1996

7773 09/13 0101 03CHECK 383.12

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

BOOK 9463 PAGE 155

August 15, 1994

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

RE: Tax Payers: Maurice W. and Catherine H. Keown
Federal Tax Lien ID #: [redacted]-0607
Property Location: 2928 High Rigger Drive
Nashville, Tennessee 37217
Date of Foreclosure Sale: October 25, 1993
Time of Sale: 10:00 A.M.
Place: the front door of the court-house in Nashville, Davidson County, Tennessee
Our File #: 93589

Gentlemen:

This firm represents Margaretten & Company, Inc. 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 8840, Page 364

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 $79,851.44. Approximate interest accrued through the date of the sale is $13,529.89. 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 #: 399335-9

Z 067 167 732

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 8/15/94	

PS Form 3800, March 1993

KEOWN / MARGARETTEN / 93589

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
Z 067 167 732

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

7. Date of Delivery
AUG 16 1994

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

5. Signature (Addressee)

6. Signature (Agent)

NASHV... USPS 37203

PS Form 3811, November 1990 * U.S. GPO: 1991—287-065 DOMESTIC RETURN REC

Internal Revenue Serv. :

District
Director

Departm t 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]-0607
Date:
August 19, 1994

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

RECEIVED
AUG 23 1994
MICHAEL J. PHILBIN

Re: Notice of Sale
Taxpayer: KEOWN, MAURICE W & CATHERINE
Property Address 2928 HIGH RIGGER DRIVE
NASHVILLE, TN 37217

Dear Mr. Philbin:

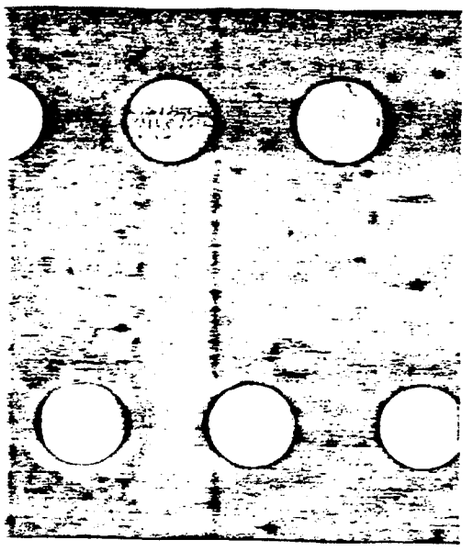
We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated August 15, 1994 was filed on time and contains all of the required information.

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, Tennesee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch



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

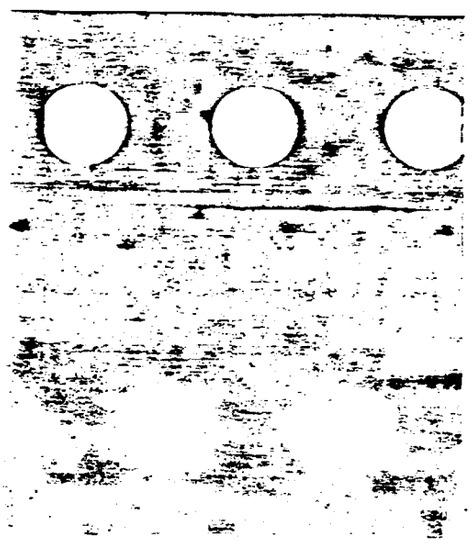
RECEIVED OF _____

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	95707.71
CON TX	354.12
PRFEE	1.00
WDEED	28.00
TOTAL	383.12
CHECK	383.12

09/13/94 01 10:01 0001 7773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 SEP 13 AM 10:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
90281

No. 834114