034-130
116.00

This Instrument was Prepared by:
Kevin J. Jones, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:

BOOK 9514 PG 293

Commercial Credit Plan, Incorporated
1599 North Gallatin Road
Madison, Tennessee 37115

SEND TAX BILLS:

SAME

94 NOV -7 PM 3:09
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

06895
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me this the 4th day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 04/29/98

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 10th day of November, 1988, Steve T. Goforth and wife, Karen S. Goforth, executed a Deed of Trust to W.H. Bonds, Jr., as Trustee, to secure a promissory note of even date in the amount of $29,191.60, payable to the order of Commercial Credit Plan, Incorporated, as fully set out in Book 7705, Page 509, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said W.H. Bonds, Jr., Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 9380, Page 462, 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 Commercial Credit Plan, Incorporated, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute 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, one insertion of said advertisement appearing in each of the issues of said newspaper on October 6, October 13 and October 20, 1994, 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 Steve T. Goforth, Billy Joes Market as follows: Serial Number [redacted]7578, recorded in Book 9014, Page 613, dated July 8, 1993, as recorded in the Davidson County Register's Office, 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 September 30, 1994, together with the return receipt number Z 105 509 703 showing received by them on October 3, 1994 and the response of the Internal Revenue Service dated October 17, 1994.

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute 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 Friday, November 4, 1994, at 11:00 a.m. at the main front door of the Courthouse in Nashville, Davidson County, Tennessee, and

WHEREAS, at said sale, Commercial Credit Plan, Incorporated was the highest and best bidder, the amount of its bid being in the sum of Twenty-Five Thousand and no/100 ($25,000.00) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Twenty-Five Thousand and no/100 ($25,000.00) dollars, cash in hand paid, the receipt of which is hereby acknowledged, do by these presents sell and transfer and convey unto Commercial Credit Plan, Incorporated, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 42,of Block B, on the Map of East Lawn, a Subdivision of Part of Edgemeade Farm, as of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Steve T. Goforth and wife, Karen S. Goforth by deed from Ralph Stevens and William King, d/b/a Stevens & King Construction Company, as of record in Book 4440, Page 106, Register for Davidson County, Tennessee.

This is improved property also known as 1413 Florence Avenue, Madison, 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 Commercial Credit Plan, Incorporated, its heirs and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 7705, Page 509, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Commercial Credit Plan, Incorporated, 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 a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 4th day of November, 1994.

ROBERT P. ZIEGLER, SUBSTITUTE 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 Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 4th day of November, 1994.

NOTARY PUBLIC

My Commission Expires:

01/24/98

5617 11/07 0101 03CHECK 125.50

BOOK 9514 PG 296

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

BK 9014

OFF REC

Form 668 (Y) (Rev. January 1991) 866

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien Under Internal Revenue Laws

For Optional Use by Recording Office

District: Nashville, TN

Serial Number: 629307578

BOOK 9014 PAGE 613

93 JUL 15 AM 8:56

FELIX P. MCCALLUM REGISTER DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 41051

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: STEVE T GOFORTH
BILLY JOES MARKET

Residence: 1413 FLORENCE AVE
MADISON, TN 37115-2416

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).

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)
940	12/31/86	62-1294020	04/03/89	05/03/99	700.65
940	12/31/88	62-1294020	12/30/91	01/29/02	556.84
				3894 07/15 0101 03CHECK	8.00

Place of Filing:
Register of Deeds
Davidson County
Nashville, TN 37219

Total $ 1257.49

This notice was prepared and signed at Nashville, TN, on this,

the 08th day of July, 19 93.

Signature: for Kelly Crabb

Title: Revenue Officer
62-01-2617

(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. 406)

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

Part 1 - Kept By Recording Office

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

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

BOOK 9514 PG 297

GOFORTH SALE/(COMM. CREDIT)

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 will show to whom the article was delivered and the date delivered.

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
ATTN: CHIEF, SPECIAL PROCEDURES STAFF
P.O. BOX 1107
NASHVILLE, TN 37202

4a. Article Number
Z 105 509 703

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

7. Date of Delivery OCT 3 1994

5. Signature (Addressee)

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

6. Signature (Agent)

NASHVILLE TN 37205 USPS

PS Form 3811, December 1991 ★U.S. GPO: 1993—352-714 DOMESTIC RETURN RECEIPT

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

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

BOOK 9514 PG 298

HERMAN O. LOEWENSTEIN
ROBERT P. ZIEGLER
JOHN E. BUFFALOE, JR.
KEVIN J. JONES

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

STEVEN R. SHARP
KENNETH J. MITTELDORF
BARRY J. GAMMONS
S. GARY SPICER *

*ADMITTED IN MICHIGAN & TENNESSEE

September 30, 1994

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

Re: Steve T. Goforth and wife, Karen S. Goforth - Foreclosure
Property Located at: 1413 Florence Avenue
Madison, Tennessee 37115

Name of Taxpayer: Steve T. Goforth, Billy Joes Market
Residence: 1413 Florence Avenue
Madison, Tennessee 37115-2416

Gentlemen:

We represent Commercial Credit Plan, Incorporated and we are writing to advise you that upon instructions from our client we will commence foreclosure proceedings immediately on the property described in the attached foreclosure notice, and the foreclosure sale is scheduled for Friday, November 4, 1994.

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, Attorney
201 4th Avenue North, Suite 1800
Nashville, Tennessee 37219

2. Notice of Federal Tax Lien: Copy of Notice of Federal Tax Lien, Form 668 (Y), of record in Book 9014, Page 613, is 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: 1413 Florence Avenue
Madison, Tennessee

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 September 26, 1994, the approximate amount of the principal obligation secured by the Deed of Trust being foreclosed upon, including interest, is $26,311.19. The per diem rate of interest for every day after that date is $7.35. The foreclosure expenses including advertising expenses and legal expenses chargeable against the sale proceeds are estimated to be approximately $750.00.

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

Enclosure

cc: Mr. Trey Wallace

Received By:

_____

Date: _____

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

Person to Contact:
Scott Biggs
Telephone Number:
(615) 736-2339
Refer Reply to:
62-1294020
Date:
October 17, 1994

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

BOOK 9514 PG 300

Re: Notice of Sale
Taxpayer: GOFORTH,STEVE T
Property Address: 1413 FLORENCE AVE
MADISON, TN

Dear Mr. Ziegler:

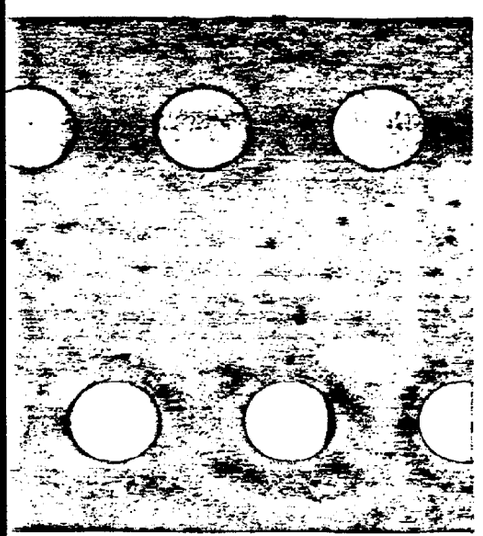
We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated September 30, 1994 was filed on time and contains all of the required information.

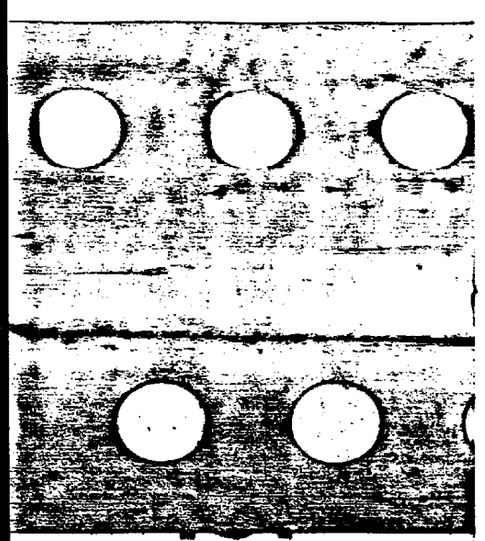
If the property is sold for more than the total due on the foreclosing instrument, plus other liens senior to the Federal tax lien(s) but junior to the foreclosing instrument, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway 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 _____ BOOK 9514 PG 301

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 32.00
TOTAL 125.50
CHECK 125.50

11/07/94 01 15:09 0001 5617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06895
IDENTIF. ↑ REFERENCE

94 NOV -7 PM 3:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 851892