9531 935

TRUSTEE'S DEED

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

Michael J. Philbin,
Successor-Trustee

to

Inland Mortgage Corporation
9265 Counselor's Row
Box 40616
Indianapolis, Indiana 46240-0616
SEND TAX BILLS HERE
NO MORTGAGEE

Map #52-1-C
Parcel #22CO
Field Book #11D 94655

12516

WHEREAS, Gary D. Winsett, Sr. and wife, Alicia V. Winsett, executed a deed of trust on the 24th day of April, 1992, which was recorded in Book 8612, Page 491, Register's Office of Davidson County, Tennessee, conveying to Stephen R. Josleyn, 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 9422, Page 112, 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: November 28, 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, borrower having waived all right of homestead, equity of redemption, statutory right of redemption and having also relinquished all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the Property, all of which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Inland Mortgage Corporation, being the highest and best bidder at said sale with a bid of EIGHTY SIX THOUSAND EIGHT HUNDRED ONE AND 22/100 DOLLARS ($86,801.22), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of EIGHTY SIX THOUSAND EIGHT HUNDRED ONE AND 22/100 DOLLARS ($86,801.22), paid by Inland 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 Inland 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. 22 on the Plan of Neely's Chase of record in Book 6900, page 953, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gary D. Winsett, Sr. by deed of record in Book 8612, Page 488, Register's Office for Davidson County, Tennessee.

This is improved property also known as 404 Elaine Court, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate,

title and interest thereunto belonging to the said Inland 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 Inland 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 9413, Page 400, and Lien Book 9413, page 401, 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 Staff bearing a receipt stamp date of November 2, 1994, and the written response from the IRS dated November 17, 1994, are attached hereto as Collective Exhibit A 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 28th day of November, 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 28th day of November, 1994.

Janice M. Cheney
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 $86,801.22.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of November, 1994.

Janice M. Cheney
NOTARY PUBLIC

My Commission Expires: July 27, 1996

LAW OFFICES

TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT

ONE UNION STREET
POST OFFICE BOX 198169
NASHVILLE, TENNESSEE 37219-8169

TELEPHONE (615) 244-5361
FAX (615) 242-2174

RICHARD D. TAYLOR
MICHAEL J. PHILBIN
WM. RITCHIE PIGUE
J. GINO MARCHETTI, JR.
ERNEST D. BENNETT III
WM. GERALD McCASKILL
WILLIAM N. ELLIOTT JR.
B. LYNN VANZANT

JOHN P. LONG
1951-1992

OF COUNSEL:
EDDIE E. HALL

BK/PG 9531/837

October 31, 1994

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

RE:	Tax Payer:	Gary D. Winsett/ Gary D. & Alicia V. Winsett
	Federal Tax Lien ID #:	[redacted]-1248
	Property Location:	404 Elaine Court Madison, Tennessee 37115
	Date of Foreclosure Sale:	November 28, 1994
	Time of Sale:	10:00 A.M.
	Place:	the front door of the courthouse in Nashville, Davidson County, TN
	Our File #:	94448

Gentlemen:

This firm represents Inland Mortgage Corporation 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 9413, Page 400
   Book 9413, Page 401

2. Copy of the Deed of Trust being foreclosed.

3. Copy of the Notice of Trustee's Sale (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 $79,510.06. Approximate interest accrued through the date of the sale is $4,744.10. 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: Inland Mortgage Corporation
Loan #: 46984357

9531 PG 839

Z 067 167 744

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.	Post Office 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	10/31/94

PS Form 3800, March 1993

Is your RETURN ADDRESS completed on the reverse side?

SENDER: WINSETT/INLAND/94448

- 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:

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

4a. Article Number: Z 067 167 744

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)

NASHVILLE, TN NOV 2 1994

PS Form 3811, December 1991 *U.S. GPO: 1992—323-402 DOMESTIC RETURN RECEIPT

Thank you for using Return Receipt Service.

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

RECEIVED

NOV 18 1994

MICHAEL J. PHILBIN

Person to Contact:
Scott Biggs
Telephone Number:
(615) 736-2339
Refer Reply to:
[redacted]-1248
Date:
November 17, 1994

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

Book 9531 Page 840

Re: Notice of Sale
Taxpayer: WINSETT, GARY D.
Property Address: 404 ELAINE COURT
MADISON, TN 37115

3059 11/29 0101 03CHECK 346.16

Dear Mr. Philbin:

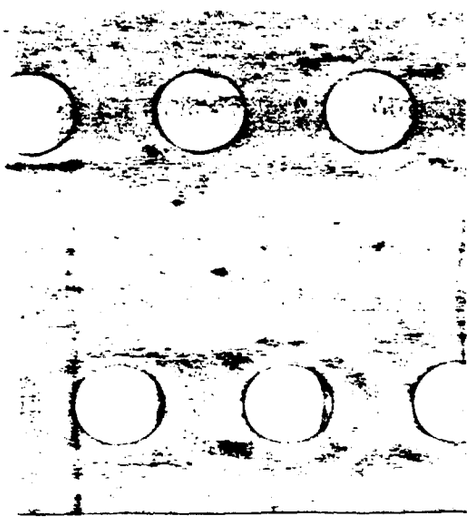
We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated October 31, 1994 was filed on time and contains all of the required information.

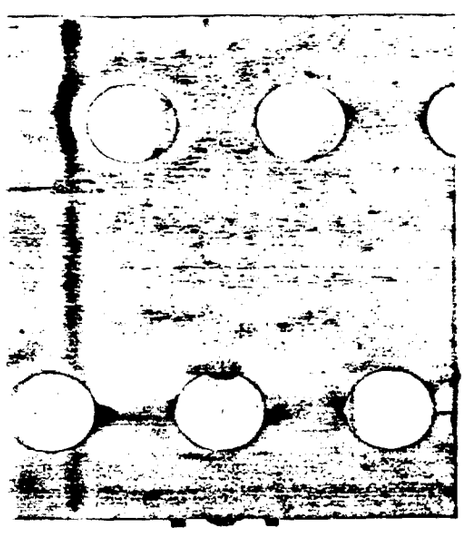
If the property is sold for more than the total due on the foreclosing instrument, plus other liens senior to the Federal tax lien(s) but junior to the foreclosing instrument, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway 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 9531 PG 841

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 86801.22
CON TX 321.16
PRFEE 1.00
WDEED 24.00
TOTAL 346.16
CHECK 346.16

11/29/94 01 16:14 0001 0059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12649
IDENTIFICATION REFERENCE

94 NOV 29 PM 4:14

REGISTER
DAVIDSON COUNTY, TN.

No. 858093