TRUSTEE'S DEED BOOK 9593PG 49

**THIS INDENTURE**, made this 10th day of February, 1995, by and between CHARLES CHILD, Substitute Trustee, of Knoxville, Tennessee, Party of the First Part, and LOMAS MORTGAGE USA, INC., Party of the Second Part.

WITNESSETH:

That, WHEREAS, on the 17th day of October, 1979, Arthur L. Jackson and wife, Deloris Ann Jackson, executed a Deed of Trust to Harold Reeves and Phillip E. Hill, Trustee, to secure a Promissory Note in the original amount of $28,850.00, the same being payable to The Kissell Company, said note being payable in monthly installments as set forth in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee, in Trust Book 5516, Page 588, et seq., to which reference is here made; and

WHEREAS, the owner and holder of said indebtedness did appoint Charles Child, Party of the First Part, as Substitute Trustee, by indenture recorded on the 3rd day of January, 1995, in Book 9561, Page 63, in the Register's Office of Davidson County, Tennessee, wherein the original Deed of Trust referred to conveyed the following described property; to-wit:

Situated in Nashville, County of Davidson, State of Tennessee; to-wit:

Being Lot No. 92 on the Plan of Dr. V. S. Lindsley's Addition to Edgefield as of record in Plat Book 57, Page 25, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Victoria McClain and Ronald R. Randolph as joint tenants with right of survivorship by Deed dated April 19, 1984, recorded in Deed Book 6274, Page 37, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Frank L. Randolph, Jr., by Victoria McClain by Quit Claim Deed recorded in Deed Book 8897, Page 549 in the Register's Office of Davidson County, Tennessee.

WHEREAS, the same was not paid and the owner and holder of said indebtedness declared the entire amount due and payable and default was made therein and thereupon, at the request of the beneficiary of said Trust, the party of the first part as Substitute Trustee, did advertise the said property as in said Trust provided in a weekly newspaper published in Davidson County, Tennessee; to-wit: The Nashville Record giving the time, place and terms of sale; and

WHEREAS, on the 10th day of February, 1995, at 10:15 a.m. at the main south door of the Courthouse, Nashville, Davidson County, Tennessee, (the time and place fixed) the said property was offered for sale at public auction for sale for cash in hand in bar of the equity of redemption as provided in said Trust, and being cried at a reasonable time, was finally struck off to the party of the second part hereto at its bid of $ 22,847.36 , being the highest

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD. NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

PREPARED BY:
Charles H. Child
P. O. Box 219
Knoxville, TN 37901

PROPERTY OWNER:
Lomas Mortgage USA, Inc.
P.O. Box 226407
Dallas, Texas 75222-6407

MORTGAGEE:
- NONE -

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Lomas Mortgage USA, INC.
(NAME OF PERSON OR AGENCY)
P.O. Box 226407
Dallas, Texas 75222-6407
(ADDRESS OF ABOVE PARTY)

MAP 82-7
Parcel 67
20 W 16140

and best bidder, which sum was in hand and then applied to said Deed as directed and provided.

NOW THEREFORE, in consideration of the premises and the sum sold for said bid and paid, the party of the first part hereto as Substitute Trustee does hereby bargain, sell, transfer and convey unto the party of the second part the parcel or lot of land hereinbefore described to have and to hold the same together with all hereditaments, improvements, building easements, appurtenances hereto and appertaining as an inheritance in fee, free of all rights and equities of redemption and the makers of the Trust Deed and all persons claiming through or under them. The party of the first part covenants as Substitute Trustee that he is lawfully seized of said property, has good right to convey and will and does warrant to the party of the second part, his heirs and assigns, the title to said property against all persons claiming by, through and under the party of the first part, ***SUBJECT TO THE RIGHTS OF THE UNITED STATES TO REDEEM THE LAND AS PROVIDED FOR IN 26 U.S.C. §7425(d)(1)*** but no further otherwise.

WITNESSETH the hand of the party of the first part the day and year first above written.

Charles Child
SUBSTITUTE TRUSTEE

BOOK 9593 PG 50

STATE OF TENNESSEE )
) ss.
COUNTY OF KNOX )

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, CHARLES CHILD, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Knoxville, Tennessee, this 10th day of February, 1995.

Linda J. Webb
NOTARY PUBLIC
My Commission Expires: 12-2-98.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 22,547.36 Charles Child
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February 1995.
Kim Le Gate
Deputy Register

33330
IDENTIF. ↑ REFERENCE

95 FEB 10 AM 11:54
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

3843 02/10 0101 03CHECK 105.53

**O'CONNOR, PETTY, CHILD & BOSWELL**
*ATTORNEYS AT LAW*
6TH FLOOR, 603 MAIN STREET
KNOXVILLE, TENNESSEE 37902

JOHN T. O'CONNOR
BILL W. PETTY
CHARLES H. CHILD
WADE M. BOSWELL
JACK W. PIPER, JR.
WILLIAM T. MAGILL

MAILING ADDRESS
P.O. BOX 219
KNOXVILLE, TN 37901-0219

(615) 525-7115
FAX 525-5165

January 4, 1995

District Director
Internal Revenue Service
Federal Bldg.
801 Broadway
Nashville, Tennessee 37203

BOOK 9593 PG 51

Attn: Chief, Special Procedures Staff

Re: Your Account Number: [redacted]-7019
Foreclosure Sale of Property
Owned by: Ronald R. Randolph

Dear Sir/Madam:

Pursuant to 26 USC Sec. 7425 and Treas. Reg. Sec. 301.7425.3, the undersigned hereby submits the following information under the penalties of perjury:

1. The name and address of the person submitting the notice of sale is Charles H. Child, Substitute Trustee, Suite 600, 603 Main Street, P. O. Box 219, Knoxville, Tennessee 37901.

2. Attached hereto are copies of the following notices of Federal Tax Liens affecting the property to be sold:

Filing date: 1-16-92 Book: 8529 Page: 667

3. Attached hereto is a notice of foreclosure sale which contains a detailed description, including location, of the property affected by the notice and the date, time, place and terms of the proposed sale of the property.

4. The approximate amount of the principal obligation secured by the lien sought to be enforced is $28,850.00.

5. In addition thereto, the approximate amount of other charges charged against the sale proceeds for legal expenses, publication costs, and recording and probate expenses is $1,000.00.

A duplicate copy of this notice is enclosed, and I request that receipt of notice be acknowledged and returned to the undersigned indicating the date and time of the receipt of the notice and whether this notice is sufficient to comply with 26 USC Sec. 7425.

If there are any questions, please feel free to contact me.

Very truly yours,

/s/ Charles H. Child

Charles H. Child

CHC/lw

Enclosure

Certified Mail
Return Receipt Requested

BOOK 9593 PG 52

Cc: Lomas Mortgage USA, Inc.

P 335 669 812

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

| | |
|---|---|
| Sent to District Director - IRS | |
| Street and No. Fed Bldg - 801 Broadway | |
| P.O. State and ZIP Code Nashville, TN 37203 | |
| 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 | $ |
| Postmark or Date 1-4-95 | |

PS Form 3800, June 1991

Lomas - Randolph

**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 - IRS
Federal Bldg - 801 Broadway
Nashville, TN 37203

4a. Article Number P 335 669 812

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

7. Date of Delivery 01-06-95

5. Signature (Addressee)

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

6. Signature (Agent) Leggett

Is your RETURN ADDRESS completed on the reverse side?

PS Form 3811, December 1991 *U.S. GPO: 1993—352-714 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

**Person to Contact:**
Scott Riggs
**Telephone Number:**
(615) 736-2339
**Refer Reply to:**
[redacted]-7019
**Date:**
January 31, 1995

CHARLES H. CHILD
C/O LAYMAN, O'CONNOR, PETTY & CHILD
PO BOX 219
KNOXVILLE TN 37901

Re: Notice of Sale
Taxpayer: RANDOLPH, RONALD R & FRANK L, JR.
Property Address: 828 STOCKELL STREET, NASHVILLE, TN 37207

BOOK 9593 PG 53

Dear Mr. Child:

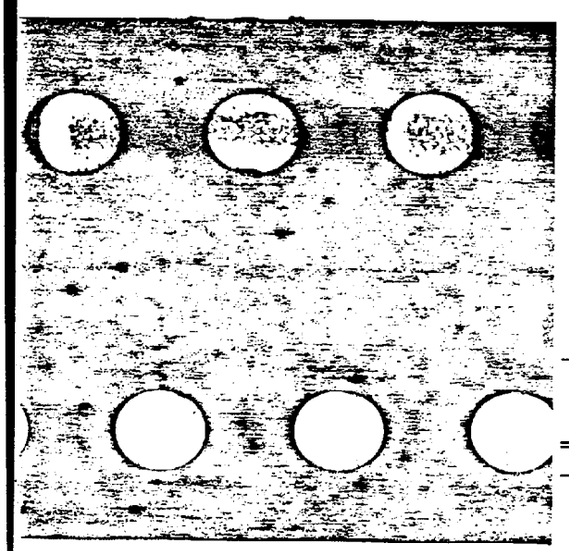
We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated January 4, 1995 was filed on time and contains all of the required information.

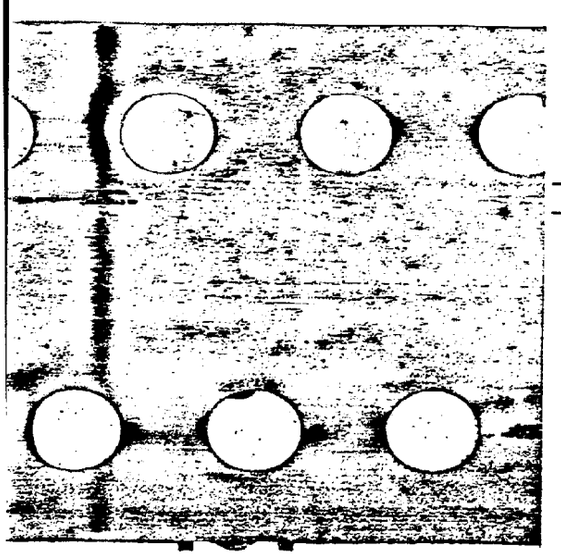
If the property is sold for more than the total due on the foreclosing instrument, plus other liens senior to the Federal tax lien(s) but junior to the foreclosing instrument, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway MDP 148, Nashville, Tennessee 37202, ATTENTION Special Procedures Function.

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch





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

RECEIVED OF _____

FOR _____

BOOK 9593 PG 54

| | | |
|---|---|---|
| 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 22847.36
CON TX 84.53
PRFEE 1.00
WDEED 20.00
TOTAL 105.53
CHECK 105.53

02/10/95 01 11:55 0001 0843

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

33330
IDENTIF. & REFERENCE

95 FEB 10 AM 11:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 880563