BOOK 9718 PG 327

This Instrument Prepared By:

David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Angela L. Toth
1111 Winding Way
Nashville, TN 37216

SAME

Map 0610-07
Parcel 028000

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $123,200.00.

David M Smythe
Affiant

Subscribed and sworn to before me, this 29th day of June, 1995.

Elizabeth M. Amos
Notary Public

My Commission Expires:

1/30/1999.

WHEREAS, by Deed of Trust recorded in Book 7161, Page 898, Register's office for Davidson County, Tennessee, Irene B. Daniel, conveyed to Marshall L. Hix, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument recorded in Book 9318, Page 261, said Register's office; and

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

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 23rd day of June, 1995, at 11:00 o'clock A.M. at the south front door of the Davidson County Courthouse, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Angela L. Toth, being the highest and best bidder became the purchaser of said property at and for the sum of One Hundred Twenty-Three Thousand Two Hundred and No/100ths Dollars ($123,200.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute

Trustee, does hereby grant, bargain, sell, transfer, and convey unto Angela L. Toth the following real estate:

TRACT I
Land in Davidson County, Tennessee, being Lot No. 6, Block "A", Section I, Jackson Park, as of record in Book 843, page 17, Register's office for said County.

Said Lot No. 6 fronts 60 feet on the north side of Winding Way, and runs back between parallel lines 186 feet to a dead line.

Being the same property conveyed to L. T. Daniel and wife, Irene B. Daniel by deed from Marshall A. McRae and wife, Elsie C. McRae of record in Book 2909, page 595, and conveyed to Irene B. Daniel by QuitClaim Deed from L. T. Daniel of record in Book 5849, page 150, Register's Office for Davidson County, Tennessee.

TRACT II
Land in Davidson County, Tennessee in the 15th Civil District, being the east 10.5 feet front and 10 feet rear on the west 21 feet front and 20 feet rear of Lot No. 5 of Block "A, Section I, Jackson Park, as of record in Book 843, page 17, Register's Office for said County.

Said parts of said Lot No. 5 fronts 10.5 feet on the north side of Winding Way and runs back 195 feet more or less on the east line and 197 feet more or less on the west line, to a dead line, in the rear on which it measures 10 feet.

Being the same property conveyed to L. T. Daniel and wife, Irene B. Daniel, by deed from Corinne Williams, a widow, of record in Book 2922, page 59; and conveyed to Irene B. Daniel by QuitClaim Deed from L. T. Daniel of record in Book 5849, page 148, Register's Office for Davidson County, Tennessee.

TRACT III
Land in the 15th Civil District of Davidson County, Tennessee, being the east 41 feet more or less front and 40 feet rear of Lot No. 5, Block "A", Section I, Jackson Park, as of record in Book 843, page 17, Register's Office for said County.

Said parts of said lot front 41 feet more or less on the north side of Winding Way and runs back 186 feet on the east line and 195 feet more or less on the west line to a dead line on which it measures 40 feet.

Being the same property conveyed to L. T. Daniel and wife, Irene B. Daniel, by deed from Corinne Williams, a widow, of record in Book 2909, page 570, and conveyed to Irene B. Daniel by QuitClaim Deed from L. T. Daniel of record in Book 5849, page 152, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and

free from all right of homestead exemption in and equitable and statutory redemption of the property and all right of dower and curtsey in the property and all other rights and exemptions of every kind in the maker of said Deed of Trust, and all persons claiming through and under said maker.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Angela L. Toth, her representatives, successors, heirs, and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property. Undersigned did provide timely notice of this sale to the Internal Revenue Service pursuant to 26 U.S.C. § 7425(b). Copies of that letter as well as the response thereto are attached hereto and made a part hereof. This conveyance is subject to the rights of the United States to redeem this property as provided in 26 U.S.C. § 7425(d)(1).

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand this 29th day of June, 1995.

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth M. Aman, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 29th day of June, 1995.

Elizabeth M. Aman
Notary Public

My Commission Expires:

1/20/99.



Attorney at Law

[illegible]

[illegible] AVENUE NORTH

Nashville, Tennessee 37201

FAX NUMBER
244 9231
AREA CODE 615

TELEPHONE
255-4848
AREA CODE 615

May 16, 1995

9718:330

VIA REGULAR AND CERTIFIED MAIL --
RETURN RECEIPT REQUESTED

District Director
Internal Revenue Service
c/o Mike Zorn
Special Procedures Staff
P. O. Box 1107
Nashville, TN 37202

RE: Irene B. Daniel, 1111 Winding Way, Nashville, TN 37216

Dear Mr. Zorn:

Pursuant to 26 U.S.C. §7425, I am hereby giving notice on behalf of First American National Bank of a foreclosure sale of property in which the United States claims a certain lien.

I am enclosing herewith copies of the following documents:

1. Substitute Trustee's Notice of Sale with regard to certain property owned by Irene B. Daniel at 1111 Winding Way, Nashville, TN 37216 in which First American National Bank has a first lien deed of trust of record in Book 7161, Page 898, Register's Office for Davidson County, Tennessee; and

2. Copies of two (2) Notices of Federal Tax Lien under Internal Revenue laws found of record in Book 7304, Page 557, and Book 9225, Page 618, said Register's office.

As indicated by the Notice of Sale, Ms. Daniel is now in default under the terms and provisions of a Credit Line Agreement and Deed of Trust to First American National Bank and the Bank intends to foreclose the real property described in the Notice of Sale on June 23, 1995, at 11:00 a.m., free from all equitable or statutory rights of redemption in the property.

There is now due and owing under the terms and provisions of the above Credit Line Agreement a sum in excess of $40,173.16, plus interest as well as all legal expenses and costs incurred in connection with the aforesaid Substitute Trustee's Notice of Sale.

I have enclosed a copy of this letter which I would appreciate your stamping the date of receipt upon and returning it in the enclosed stamped envelope. If you require any further clarification of this Notice for Sale, please advise me. I look forward to hearing from you at your convenience. I remain

Sincerely,

David M Smythe

David M. Smythe

RECORDER'S MEMO
LEGIBILITY OF WRITINGS, PRINTING, ETC.
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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
Internal Revenue Service
c/o Mike Zorn
Special Prodedures Staff
P.O. Box 1107
Nashville, TN 37202

4a. Article Number: Z 066 927 930

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

5. Signature (Addressee)

6. Signature (Agent)

7. Date of Delivery: 5-18-95

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

Thank you for using Return Receipt Service.

RETURN ADDRESS Completed on the reverse side

Internal Revenue Service

District
Director

Department of the Treasury

801 Broadway MDP 148
Nashville, Tennessee 37203

Person to Contact:
Ralph Wagner
Telephone Number:
(615) 595-4423
Refer Reply to:
411:CP:LP:SP
Date:
May 18, 1995

BK 9718 PG 331

DAVID M. SMYTHE
SECOND FLOOR, PILCHER BUILDING
144 SECOND AVENUE NORTH
NASHVILLE TN 37201

Re: Notice of Sale
Taxpayer: DANIEL, IRENE B
Property Address: 1111 WINDING WAY
NASHVILLE, TN 37216

Dear Mr. Smythe:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated May 16, 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,

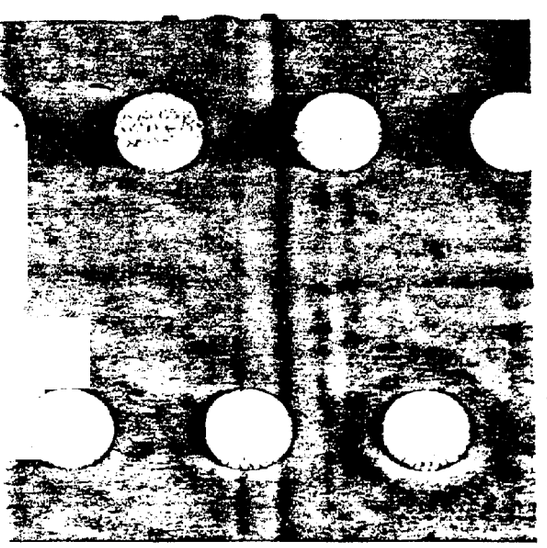
Chief, Advisory Section
Special Procedures Branch

00752 19
IDENTIFICATION REFERENCE

95 JUN 30 PM 1:44

FILED & RECORDED
DAVIDSON COUNTY, TN.
REGISTER

NON-ENV.



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

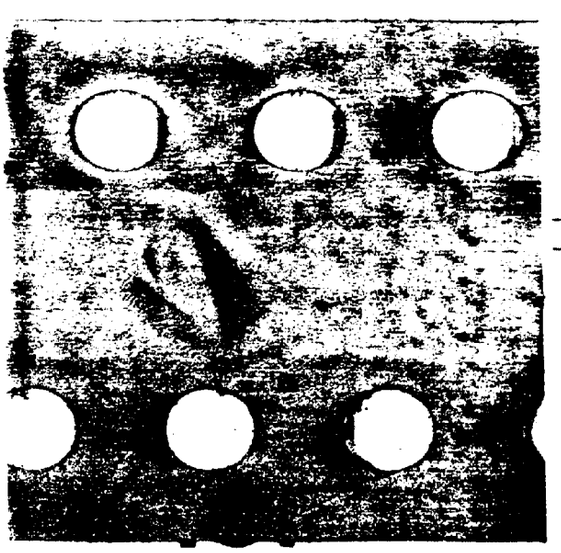
RECEIVED OF _____

FOR _____

BOOK 9718 PG 332

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 123200.00
CON TX 455.84
PRFEE 1.00
WDEED 20.00
TOTAL 476.84
CHECK 476.84

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/30/95 01 13:46 0001 6911

0075219
IDENTIF. & REFERENCE

95 JUN 30 PM 1:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926076