Prepared by:
Kenneth M. Ballew, Atty
30 Burton Hills Blvd., Suite 240
Nashville, TN 37215

BOOK 9763PG299

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Rick Kendall and wife Olive M. Kendall executed a Purchase Money Deed of Trust to Peter Weiss, Trustee to secure the payment of a Promissory Note payable to Joseph W. Morris and wife Joyce Morris, said instrument being of record in Book 8728, page 821, Register's Office for Davidson County , Tennessee; and

WHEREAS, said note holders appointed Kenneth M. Ballew of Davidson County, Tennessee as Successor Trustee under said Purchase Money Deed of Trust by instrument of record in Book 9731, Page 125, Register's Office for Davidson County; and

WHEREAS, default having been made in the payment of the debt and the performance of the debt and obligations secured by said Purchase Money Deed of Trust, the holders of said indebtedness requested that the undersigned Successor Trustee advertise and sell the subject property conveyed by said Purchase Money Deed of Trust according to the terms therein; and

WHEREAS, in accordance with said request, the undersigned Successor Trustee did advertise for sale the subject property accordingly, said sale having been advertised for Friday, August 11, 1995 at twelve o'clock noon at the south door of the Davidson County Courthouse in Nashville, Tennessee, at which time and place said subject property was offered for sale and sold to the highest bidder for cash; and

WHEREAS, the highest and best bid at the sale was made by Joseph W. Morris and wife Joyce A. Morris, to wit, a bid of $166,016.49 for said property, which bid was then and there accepted by the undersigned Successor Trustee.

NOW, THEREFORE, in consideration of the payment of $166,016.49 receipt of which is acknowledged and which amount less the expenses of said sale, has been applied toward the payment and satisfaction of the debt secured by said Purchase Money Deed of Trust, the undersigned Successor Trustee hereby bargains, sells, transfers, conveys and confirms unto Joseph W. Morris and wife Joyce A. Morris, (Grantees) the following property:

Being Lot No. 37 on the Plan of River Park Estates, as of record in Book 6250, page 658, and as amended in Book 6785, Page 427, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Also being known as: 8205 Poplar Creek Road, Nashville, Tennessee, 37221.

TO HAVE AND TO HOLD unto said Grantees, their heirs and assigns, in fee simple forever. The conveyance of said property is subject to unpaid property taxes, assessments, subdivision restrictions and by-Laws, recorded plans, and any and all matters and encumbrances superior in right to the lien of the aforesaid Purchase Money Deed of Trust, and to any redemptive rights of any taxing authority by reason of any tax liens.

BOOK 9763 PG 300

Pursuant to Tenn. Code Ann. 35-5-104, the undersigned represents that the land described herein is conveyed subject to rights of the United States to redeem as provided in 26 U.S.C. 7425. Attached hereto as exhibit A is a copy of the Notice provided pursuant to 26 U.S.C. 7425 (b) and (d), along with the written response of the United States.

IN WITNESS WHEREOF, Kenneth M. Ballew, as successor Trustee, and not otherwise, has hereunto set his hand this the 11th day of August, 1995.

Kenneth M. Ballew
Successor Trustee

95 AUG 15 PM 2:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE
0089860

State of Tennessee
County of Davidson

On this the 11th day of August, 1995, before me the undersigned Notary Public appeared Kenneth M. Ballew in his capacity as Successor Trustee, and who executed the foregoing instrument for the purpose contained therein, and who further acknowledged the execution of the same.

Witness my hand and official seal.

Notary Public: Tami A. Boschee

TAMI A. BOSCHEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: May 23, 1998

Address of New Owners:	Send Tax Bills To:	Map & Parcel
Joseph W. Morris Joyce A. Morris 7454 Huntwick Trail Nashville, TN 37221	SAME	155-3-B-37CO

State of Tennessee
County of Davidson

The actual consideration or value, whichever ~~is~~ greater, for this transfer is $166,016.49.

Affiant

Subscribed and sworn to before me, this the 11th day of August, 1995.

Notary Public: Tami A. Boschee

TAMI A. BOSCHEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/23/98

857 08/15 0101 CHECK 635.20

Exhibit A

KENNETH M. BALLEW
ATTORNEY AT LAW

30 BURTON HILLS BLVD., SUITE 240
NASHVILLE, TENNESSEE 37215

TELEPHONE (615)665-9966
FAX (615)665-9967

July 14, 1995

VIA: Certified Mail
Return Receipt Requested

BOOK 9763PG301

Internal Revenue Service
District Director
801 Broadway, MDP #148
Nashville, TN 37203

Re: Richard Lee Kendall
SS# [redacted]-5608
Olive M. Videl Kendall
SS# [redacted]-3596
8204 Poplar Creek Road
Nashville, TN 37221

Dear Sir:

I represent Joseph W. Morris and wife Joyce Morris, the lawful holders of the indebtedness secured by the Purchase Money Deed of Trust executed by the above referenced tax payers. A copy of the Purchase Money Deed of Trust is enclosed for your convenience. The indebtedness is in default, and the holders have placed same in my hands for a nonjudicial sale. This letter is to give you notice pursuant to Section 7425(b) and (c) of the Internal Revenue Code.

The name and address of the person submitting the notice of sale is Kenneth M. Ballew, 30 Burton Hills Blvd., Suite 240, Nashville, TN 37215, attorney for the holder of the indebtedness.

The property affected by the notice is located in Davidson County, Tennessee, and is more particularly described in said Deed of Trust, copy enclosed. The date of the sale of the property is August 11, 1995 at twelve o'clock noon at the south door of the Davidson County Courthouse in Nashville, TN. The terms of the sale are for cash to the highest bidder. The approximate amount of the principle obligation of said Deed of Trust and interest due is $165,200.00. The attorney's fee is estimated to be $550.00, the cost of advertising the sale is estimated to be $250.00 and the cost of recording the Appointment of Successor Trustee is $8.00.

Exhibit A cont.

Copies of Notice of Federal Tax Liens recorded in Book 9057, Page 126: Book 9289, Page 883: Book 9304, Page 861; and Book 9413, page 394, Register's Office for Davidson County, Tennessee, are enclosed as required under the provisions of 26U.S.C. 1725. Also enclosed is a copy of the advertisement of sale which will appear in the Nashville Record on July 20, 27, and August 3, 1995.

I have enclosed the original and a duplicate of this notice. Please acknowledge the receipt of the original. If there is any additional information that I can furnish, please advise.

Sincerely,

Kenneth M. Ballew

BOOK 9763 PG 302

KMB/tb
Enclosures

CC: Joseph W. Morris
Joyce Morris

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

Is your RETURN ADDRESS completed on the reverse side?

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:
INTERNAL REVENUE SERVICE
801 BROADWAY MDP #148
NASHVILLE, TN 37203

4a. Article Number
Z 060 834 865

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

7. Date of Delivery
07-17-95

5. Signature (Addressee)

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

6. Signature (Agent)
P M Leggett

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

Exhibit A cont.

Person to Contact:
Ralph Wagner
Telephone Number:
(615) 545-4424
Refer Reply to:
[redacted]-3596
Date:
July 21, 1995

KENNETH M. HALLEW
WALT, BYER AND JAMES
SUITE 130, ONE BURTON HILL BLVD
NASHVILLE TN 37215

BOOK 9763PG303

Re: Notice of Sale
Taxpayer: VIDEL, OLIVE M. (KENDALL)
Property Address: 8204 POPLAR CREEK ROAD
NASHVILLE, TN 37221

Dear Mr. Hallew:

We received your notice of non-judicial foreclosure concerning the property of the taxpayer identified above. The notice dated July 14, 1995 was filed on time and contains all of the required information.

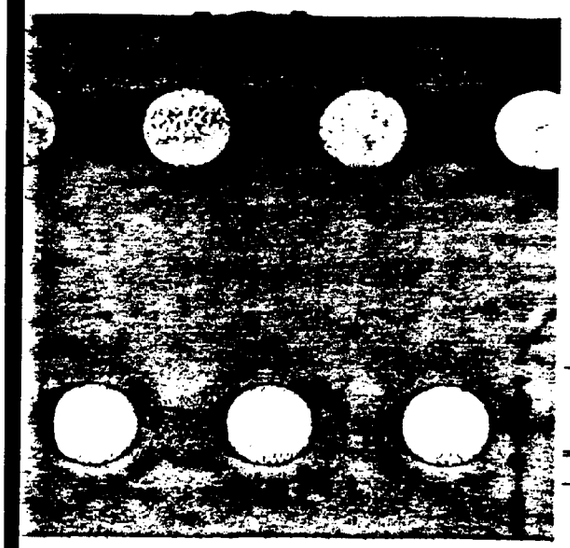
If the property is sold for more than the total due on the foreclosing instrument, plus other liens senior to the Federal tax lien(s) but junior to the foreclosing instrument, the government is entitled to the surplus proceeds. Please send any surplus proceeds to the Internal Revenue Service, 801 Broadway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

Thank you for your cooperation.

Sincerely,

Chief, Advisory Section
Special Procedures Branch

also covers Mr. Kendall
[redacted]-5608 as per Ralph Wagner
7-25-95 RB



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

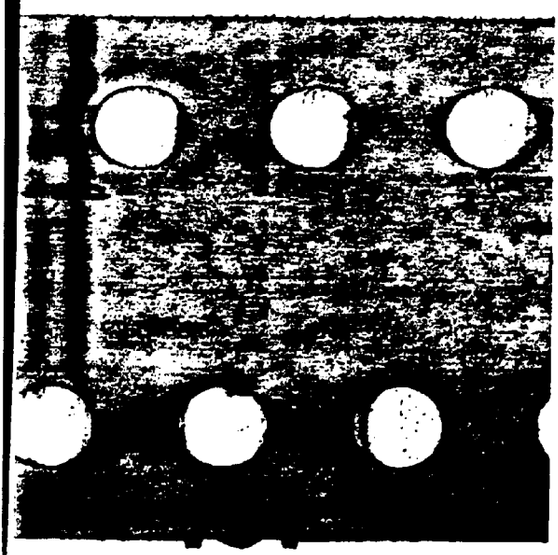
RECEIVED OF _____

FOR _____

BOOK 9763 PG 304

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
166016.49
CON TX 614.20
RECORDING 1.00
TDEED 20.00
ERR CO
TDEED 20.00-
MDEED 20.00
TOTAL 635.20
CHECK 635.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0089860
IDENTIF. ↑ REFERENCE

95 AUG 15 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

08/15/95 01 14:30 0001 2857

No. 941839