This instrument is being re-recorded to include copies of IRS letters.

BOOK 10019 PG 154

This Instrument Prepared by:

Leitner, Warner, Moffitt,
Williams, Dooley & Napolitan
2300 First American Center
Nashville, Tennessee 37238-2300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 65,931.23 (Tax Exempt).

AFFIANT

Subscribed and sworn to before me, this the 12th day of April, 1996.

NOTARY PUBLIC

My commission expires: 3-31-98

96 APR 17 PM 4:08

FELIX Z. DAVIDSON COUNTY, TN.

PICK-UP

0172463
IDENTIF. ↑ REFERENCE

ADDRESS NEW OWNER:
Secretary of Housing and
Urban Development
251 Cumberland Bend Drive
Suite 200
Nashville, TN 37228-1803

SEND TAX BILLS TO
Same

MAP-PARCEL NO.:
107-13-0-A
1.00 CO

SUCCESSOR TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 12th day ofApril, 1996, by and between Elizabeth M. Wilson, Successor Trustee, hereinafter referred to as the "FIRST PARTY," and Secretary of Housing and Urban Development, its successor and assigns, hereinafter referred to as the "SECOND PARTY,"

RE-RECORD BOOK 10074 PG 263

WITNESSETH:

WHEREAS, on the **7th day of October, 1985, Dorothy S. Copeland, unmarried** executed a deed of trust to **D. Gene Merrill and Frederick E. Brooks** Trustee, to secure the payment of a promissory note in the original principal amount of **$45,750.00** payable to the order of **Atlantic Coast Mortgage Company ("Lender")** (the "Note"), said Note being payable in monthly installments as set forth in said deed of trust, which is of record in **Book 6680, page 646** Register's Office of **Davidson** County, Tennessee, (the "Deed of Trust"), to which reference is hereby made; and

WHEREAS, Lender assigned the Deed of Trust to Lincoln Service Corporation by assignment of record in Book 8672, page 329, said Register's Office, which assigned the Deed of Trust to the Secretary of Housing and Urban Development, of record in Book 8678, page 851, said Register's Office; and

WHEREAS, the trustee named in the Deed of Trust was unable to act as Trustee under said Deed of Trust and Elizabeth M. Wilson was appointed Successor Trustee by the owner and holder of said Note, which appointment is of record in **Book 9333, Page 720,** in the Register's Office for **Davidson** County, Tennessee; and,

WHEREAS, default was made in the payment of said Note and the holder thereof directed FIRST PARTY to advertise and sell said property in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms and provisions of said Note and Deed of Trust; and,

WHEREAS, FIRST PARTY did advertise said property for sale in accordance with the terms and provisions of said Note and Deed of Trust, notices of the time and place of said sale being published in The Nashville Record on March 21, 28, April 4, 1996; and,

WHEREAS, FIRST PARTY appeared at the time and place stated and caused the said property to be sold at the front door of the Courthouse in said County, Tennessee, on April 12, 1996; and,

WHEREAS, SECOND PARTY, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Sixty-Five Thousand Nine Hundred Thirty-one & 23/100 ($65,931.23) Dollars, and said sum of said bid having been paid or credited, the receipt thereof is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, FIRST PARTY has this day bargained and sold and does by these presents transfer and convey unto SECOND PARTY, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

A certain condominium in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 901 in Four Maples Condominium, a horizontal property regime, as shown on the Plat of record in Book 5200, page 283, Register's Office for said County, to which plan reference is here made and otherwise known as 901 Coarsey Drive, Nashville, Tennessee.

Being the same property conveyed to Dorothy S. Copeland by deed of record in Book 6680, page 643, said Register's Office and being the same property conveyed to American Realty Company by deed of record in Book 7181, page 870, said Register's Office and being the same property conveyed to Joseph E. Wolf by deed of record in Book 8131, page 611, said Register's Office.

This property is known as **901 Coarsey Drive, Nashville, Davidson County, Tennessee 37138 .**

TO HAVE AND TO HOLD the aforesaid real estate unto the said SECOND PARTY, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower and all other exemptions of every kind.

1681 04/17 0101 03CHECK 8.00

This conveyance is subject to any and all taxes that may be a lien against said property, restrictive covenants, easements and all other matters of record, including but not limited to, Master Deed and By-Laws of record in Book 5200, page 283, and Book 5657, page 438 and Book 5660, page 185, said Register's Office, and also subject to the right of redemption of the Internal Revenue Service of the United States of America, pursuant to the provisions of 26 U.S.C. §7425, by virtue of federal tax liens of record in **Book 7711, page 770; Book 8673, page 21; Book 9021, page 227; Book 7642, page 681 and Book 9021, page 271, and Book 9775, page 154**, said Register's Office (hereinafter the "Federal Tax Lien"). Proper notice as required by 26 U.S.C. §7425 and/or by Tenn. Code Ann. §67-1-1433(b)(1) respectively has been timely given by certified mail, return receipt as provided for in 26 U.S.C. §7425 and/or Tenn. Code Ann. §67-1-1433(b)(1) .

AND, Elizabeth M. Wilson, Successor Trustee, does further covenant and bind her successors and assigns to warrant and defend the title to said land only as to such title coming by, through or under her as trustee to the said SECOND PARTY, its successors and assigns, and not otherwise.

IN WITNESS WHEREOF, FIRST PARTY has hereunto set her signature, this the day and date above written.

Elizabeth M. Wilson
Successor Trustee

RE-RECORD BOOK 10074 PG 264

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, Successor Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the person who executed this instrument for the purposes therein expressed. WITNESS my hand and seal this 12th day of April 1996.

NOTARY PUBLIC

My commission expires: 3-21-98

C:\HUD\WOLF.DED

NOTARY PUBLIC AT LARGE

RE-RECORD

BOOK 10074 PG 265

Lien Serial Nos.	Amount	Book/Page
76110	$2,399.02	7711/770
629211603	$2,342.06	8673/21
629307799	$10,538.71	9021/227
72612	$8,915.56	7642/681
629307964	$8,137.33	9021/271
629506597	$4,801.18	9775/154

Enclosed are copies of the tax liens and the foreclosure notice as it appears in the Nashville Record.

The approximate expenses of the sale will include principal in the amount of $44,379.34, plus delinquent interest, late charges, others costs and legal fees.

Please acknowledge receipt of this notice and advise if any further information is required. If you have any questions, please feel free to contact me at (615) 255-7722.

Very truly yours,

Elizabeth M. Wilson
For the Firm

EMW/

FELIX Z. MCCONNICO REGISTER
DAVIDSON COUNTY, TN.
96 JUN -4 PM 4:16
RE-RECORD
IDENTIFICATION REFERENCE
018931

LAW OFFICES
LEITNER, WARNER, MOFFITT, WILLIAMS, DOOLEY & NAPOLITAN, PLLC
A PROFESSIONAL LIMITED LIABILITY COMPANY
Formerly MBB

PAUL R. LEITNER
DONALD C. WARNER
JAMES E. MOFFITT
THOMAS A. WILLIAMS
CHARLES W. DOOLEY
GARY S. NAPOLITAN
WILLIAM E. GOODSELL III
DAVID W. NOBLIT *
GREGORY M. LEITNER
JOHN D. DUFFEL JR.
JENNIFER H. LANGSDON * †
KELLEY J. PETERS *
JOHN T. PERRY III *
STEVEN W. KEYT
J. FRANK TWOMEY II
C. DOUGLAS DOOLEY
ALAN S. EARTHLY
MICHAEL E. ALSTON *
SHARON L. VAN SWEAT * †
MARC H. HASWELL
RICHARD C. SHANELEDGER JR.
S. RANDALL MARTOCCHI

* ALSO MEMBER OF GEORGIA BAR
† ALSO MEMBER OF ALABAMA BAR

TED C. KAMOR
J. MATTHEW FOWLER
TIMOTHY W. CONDRA *
LEE ANNE MURRAY
JOSHUA A. POWERS *
DEAN A. HUNT *
ROD D. LEITNER
JEFF S. KOPET
JEFFREY P. DOYLE †
D. SCOTT BENNETT
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CATHERYNE L. GRANT
CHARLES P. ROSS

OF COUNSEL
ELIZABETH M. WILSON
CHARLES G. MAHAFFEY JR.
DANA C. HOLLOWAY
F. SCOTT LASKY

2300 FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238-2300
(615) 255-7722
FAX (615) 780-2210

PLEASE REPLY TO
NASHVILLE OFFICE

THIRD FLOOR - PIONEER BUILDING
CHATTANOOGA, TENNESSEE 37402-2601
(423) 265-0214
FAX (423) 266-5490
FAX (423) 267-6625

1130 FIRST AMERICAN CENTER
KNOXVILLE, TENNESSEE 37902
(423) 523-0404
FAX (423) 573-6890

100 NORTH MAIN BLDG., SUITE 3001
MEMPHIS, TENNESSEE 38103
(901) 527-0214
FAX (901) 527-6294

March 18, 1996

HAND DELIVERY

Internal Revenue Service
Attention: Special Procedures Section
801 Broadway MDP 148
Nashville, TN 37202

Re: Notice of Non-judicial Foreclosure Sale
FHA Case No: 483-1053752-734/Joseph E. Wolf
Taxpayer ID No: [redacted]

Dear Sir or Madam:

This firm has been retained by the Secretary of Housing and Urban Development ("HUD"), to initiate foreclosure proceedings on certain real property located at **901 Coarsey Drive, Nashville, TN**, which is subject to a Deed of Trust in favor of HUD of record in Book **6680**, page **646**, Register's Office for Davidson County, Tennessee.

This is to advise you that the property will be sold for cash to the highest bidder, at the front door of the Courthouse in Davidson County, Tennessee, at **Twelve Noon (12:00 PM)** on April 12, 1996. **(This sale was originally scheduled for February 16, 1996.)** There are federal tax liens against this property, as described as follows:

018931

Internal Revenue S. /ice

District
Director

Depa ment of Treasury

710 Locust Street, Rm 400
Knoxville, TN 37902

Person to Contact:
Ralph Wagner
Telephone Number:
(423) 545-4424
Refer Reply to:
[redacted]-7167
Date:
March 21, 1996

Elizabeth M. Wilson
Leitner, Warner, Moffit, Williams
2300 First American Center
Nashville, TN 37238

Re: Notice of Nonjudicial Sale

RE-RECORD

Taxpayer: Joseph E. Wolf
Property: 901 Coarsey Drive, Nashville, TN 37217

BOOK 10074 PG 266

Dear Ms. Wilson:

This is to acknowledge receipt of your correspondence dated 03/18/96, regarding the above named taxpayer. Your notice is considered adequate for a nonjudicial sale under the provisions of Section 7425(c) of the Internal Revenue Code of 1986.

If the property is sold for more than the total due on the foreclosing instrument, any excess proceeds are subject to the lien(s) of the Internal Revenue Service. Send excess proceeds to the address shown in the heading of this letter.

The Internal Revenue Service reserves its right to redeem real property. If you desire to submit an application for release of our right of redemption, you may request a copy of Publication 487 from your local office or this office. A payment may be required to secure a release.

We are enclosing a blank "Report Of Sale". Within fifteen (15) days from the day of sale, please complete the report and return it to us. If the sale is cancelled, please provide a brief explanation as to the reason.

Thank you for your cooperation.

Sincerely,

Ralph Wagner
Advisor/Reviewer

Enclosure

9331 06/04 0101 03CHECK 16.00

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

C2888U