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 $ 86,039.78 (Tax Exempt).

AFFIANT

Subscribed and sworn to before me, this the 24th day of June, 1996.

NOTARY PUBLIC

My commission expires: 3-21-98

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.:
Map 52-5
Parcel 24

SUCCESSOR TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 24th day of June, 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."

W I T N E S S E T H:

WHEREAS, on the **14th day of November, 1985. Wanda S. Owens, unmarried** executed a deed of trust to **Jess Hay**, Trustee, to secure the payment of a promissory note in the original principal amount of **$67,850.00** payable to the order of **Lomas & Nettleton 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 6714, page 552** Register's Office of **Davidson** County, Tennessee, (the "Deed of Trust"), to which reference is hereby made; and

WHEREAS, Lender, its successors and assigns assigned the Deed of Trust to the Secretary of Housing and Urban Development ("HUD") by assignment of record in the Register's Office of said County; and

WHEREAS, Elizabeth M. Wilson has been appointed Successor Trustee by the owner and holder of said Note by an instrument of record in the Register's Office for said County; 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 May 30, June 6, 13, 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 June 24, 1996; and.

WHEREAS, SECOND PARTY, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Eighty-Six Thousand Thirty-nine & 78/100 ($86,039.78) 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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Idlewild Court, Section 1, as of record in Book 6250, page 371, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Wanda S. Owens (now Wilson) by deed from Linder Construction Company, Inc. of record in Book 6714, page 549, said Register's Office for Davidson County, Tennessee, and being the same property conveyed to Donald W. Harvill Sr., et al, of record in Book 7373, page 446, said Register's Office.

This property is known as **1144 Idlewild Court, Madison, Davidson County, Tennessee**.

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.

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 the Plan of record in Book 6250, page 371, said Register's Office. Said sale is 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 (7) federal tax liens of record in **Book 7063, page 548; Book 7084, page 812; Book 7839, page 925; Book 7857, page 57; Book 8131, page 133; Book 8131, page 135 and Book 8580, page 597**, said Register's Office (hereinafter the "Federal Tax Liens"). 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). Copies of the notice letters are attached hereto.

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

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 24th day of June, 1996.

NOTARY PUBLIC

My commission expires: 3-21-98

C:\HUD\HARVILL.DED

BOOK 10112 PG 821

LAW OFFICES
LEITNER, WARNER, MOFFITT, WILLIAMS, DOOLEY & NAPOLITAN, PLLC
FOUNDED 1882

PAUL R. LEITNER
DONALD E. WARNER
JAMES E. MOFFITT
THOMAS A. WILLIAMS
CHARLES W. DOOLEY
GARY S. NAPOLITAN
WILLIAM E. GODBOLD III
DAVID W. NOBLIT *
GREGORY M. LEITNER
JOHN B. CURTIS, JR.
JENNIFER H. LAWRENCE *†
KELLY J. PETERS *
JOHN T. FEENEY III *
STEVEN W. KEYT
J. FRANK THOMAS II
C. DOUGLAS DOOLEY
ALAN B. EASTERLY
MICHAEL K. ALSTON †
SHAREL L. VAN SANDT *†
MARC H. HARWELL
RICHARD C. MANGELSDORF, JR.
D. RANDALL MANTOOTH

TED C. RAYNOR
J. MATTHEW POWERS
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LEE ANNE MURRAY
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CATHERYNE L. GRANT
CHARLES W. POSS

OF COUNSEL
ELIZABETH M. WILSON
CHARLES O. McPHERSON
DANA C. HOLLOWAY
F. SCOTT LeROY

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 37402-2621
(423) 265-0214
FAX (423) 266-5490
FAX (423) 267-6625

1130 FIRST AMERICAN CENTER
KNOXVILLE, TENNESSEE 37902
(423) 523-0404
FAX (423) 673-0260

100 NORTH MAIN BLDG., SUITE 3001
MEMPHIS, TENNESSEE 38103
(901) 527-0214
FAX (901) 527-8224

* ALSO MEMBER GEORGIA BAR
† ALSO MEMBER ALABAMA BAR

HAND DELIVERED May 28, 1996

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

Re: Notice of Non-judicial Foreclosure Sale
FHA Case No: 483-107872550/Donald Harvill and Peggy Harvill
ID No: 41-50-5137

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 **1144 Idlewild Court, Madison, TN** ,which is subject to a Deed of Trust in favor of HUD of record in Book **7692**, page **878**, 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 O'Clock (Noon)** on June 24, 1996. There are federal tax liens against this property, in record in the Register's Office for Davidson County, Tennessee as follows:

Book 7063, page 548
Book 7084, page 812
Book 7839, page 925
Book 7857, page 57
Book 8131, page 133
Book 8131, page 135
Book 8580, page 597

5-29-96

BOOK 10112 PG 822

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 $64,283.95, 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/lt

Elizabeth M. Wilson
For the Firm

EMW/

A:hudfc\111.ltr

Internal Revenue Service

District
Director

Department of Treasury

P. O. Box 1107, MDP 148
Nashville, TN 37202

Person to Contact:
P. Jackson
Telephone Number:
(615) 736-2339
Refer Reply to:
[redacted]-5137
Date:
May 31, 1996

Ms. Elizabeth M. Wilson
2300 First American Center
Nashville, TN 37238-2300

Re: Notice of Nonjudicial Sale

BOOK 10112 PG 823

Taxpayer: Donald Harvill and Peggy Harvill
Property: 1144 Idlewild Court, Madison, TN 37115

Dear Ms. Wilson:

This is to acknowledge receipt of your correspondence dated 05-28-96, 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,

Pat Bisson
Chief, Advisory Section

Enclosure

0200746
IDENTIF. ↑ REFERENCE

96 JUL -5 PM 3:43
FILED
DAVIDSON COUNTY, TN.

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