Box 43

TRUSTEE'S DEED

This instrument prepared by:
Taylor, Philbin, Pigue, Marchetti & Bennett
One Union Street
Nashville, Tennessee 37201

BOOK 10139 PG 542

Michael J. Philbin,
Successor-Trustee

to

Chase Manhattan Mortgage Corporation
200 Old Wilson Bridge Road
Worthington, Ohio 43085-8500
SEND TAX BILLS HERE
NO MORTGAGEE

Map #83-5
Parcel #82
Field Book #27W 18640

1518 07/31 0101 03CHECK 179.51

WHEREAS, Michael A. Petrone and wife, Rosa S. Petrone, executed a deed of trust on the 13th day of August, 1985, which was recorded in Book 6635, Page 531, Register's Office for Davidson County, Tennessee, conveying to J. G. Palmer, Trustee(s), the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 10100, Page 12, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in The Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: 29th day of July, 1996 at 10:00 A.M. at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, borrower having waived all right of homestead, equity of redemption, statutory right of redemption and having also relinquished all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the Property, all of which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Chase Manhattan Mortgage Corporation, being the highest and best bidder at said sale with a bid of THIRTY EIGHT THOUSAND FIVE HUNDRED FIFTEEN AND 34/100 DOLLARS ($38,515.34), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of THIRTY EIGHT THOUSAND FIVE HUNDRED FIFTEEN AND 34/100 DOLLARS ($38,515.34), paid by Chase Manhattan Mortgage Corporation, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Chase Manhattan Mortgage Corporation, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 15 on the map of Baxter's Eastwood Place of record in Book 421, Page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the south side of Chickamauga Avenue and runs back between parallel lines 195.4 feet on the east side and 190.8 feet on the west side to an alley in the rear, and measures 50.2 feet on said alley.

Being the same property conveyed to Michael Angelo Petrone and wife, Rosa S. Petrone, by deed of record in Book 6635, Page 528, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1040 Chickamauga Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Chase Manhattan Mortgage Corporation, its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to Chase Manhattan Mortgage Corporation, its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; the statutory right of redemption of the United States of America pursuant to 26 U.S.C. Sub. Sec. 7425(d)(1) by reason of a lien for taxes of record in Lien Book 7397, Page 877, Lien Book 7463, Page 242, Lien Book 7834, Page 421, and Lien Book 8962, page 587, said Register's Office, claimed by the United States of America, the statutory notice requirement set forth in 26 U.S.C. Sub. Sec. 7425(b) having been met. A copy of the required statutory notice to the Internal Revenue Service, Special Procedures Staff, along with a copy of the return receipt from the U. S. Post Office are attached hereto as Exhibit A pursuant to T.C.A. 35-4-104(b).

This conveyance is also made subject to the statutory right of redemption of the State of Tennessee pursuant to T.C.A. 67-1-1433(c)(1) by reason of a lien for taxes of record in Book 8552, Page 235, said Register's Office, claimed by the State of Tennessee, the statutory notice requirement set forth in T.C.A. 67-1-1433(b)(1) having been met. A copy of the required statutory notice to the Tennessee Department of Employment Security, Legal Section, along with a copy of the return receipt from the U. S. Post Office are attached hereto as Collective Exhibit B pursuant to T.C.A. 35-4-104(b).

This conveyance is further subject to any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 29th day of July, 1996.

Michael J. Philbin, Trustee

Michael J. Philbin,
Successor-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of July, 1996.

Janice M. Chaney
NOTARY PUBLIC

JANICE M. CHANEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires: May 28, 2000

BOOK 10139 PG 544

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater for this transfer is $38,515.34.

AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of July, 1996.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

JANICE M. CHEEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

0209393
IDENTIF. ↑ REFERENCE

96 JUL 31 PM 3:46

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

LAW OFFICES
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT

RICHARD D. TAYLOR
MICHAEL J. PHILBIN
WM. RITCHIE PIGUE
L. GINO MARCHETTI, JR.
ERNEST D. BENNETT III
WM. GERALD McCASKILL
B. LYNN MORTON

ONE UNION STREET
POST OFFICE BOX 198169
NASHVILLE, TENNESSEE 37219-8169

TELEPHONE (615) 244-5361
FAX (615) 242-2174

JOHN P. LONG
1951-1992

BOOK 10139 PG 545

July 1, 1996

Internal Revenue Service
Special Procedures Section
Post Office Box 1107
Nashville, TN 37202

RE: Tax Payer: Mike Petrone D/B/A Mike Petrone's Restaurant
Federal Tax Lien ID #: 62-0628424
Property Location: 1040 Chickamauga Avenue
Nashville, Tennessee 37206
Date of Foreclosure Sale: July 29, 1996
Time of Sale: 10:00 A.M.
Place: the front door of the court-house in Nashville, Davidson County, Tennessee
Our File #: 94487

Gentlemen:

This firm represents Chase Manhattan Mortgage Corp. in the above captioned matter. The purpose of this letter is to give you notice pursuant to 26 U.S.C. 7425 (c) with regard to the above referenced sale. Pursuant to this code section and the regulations promulgated thereunder, we are furnishing you with copies of the following:

1. Unreleased Federal the Tax Lien(s):
   Book 7397, Page 877
   Book 7463, Page 242
   Book 7834, Page 421
   Book 8962, Page 587

2. Copy of the Deed of Trust being foreclosed.

3. Copy of the Notice of Publication (includes property description).

The sale will be held on the date and at the time and place indicated above. The terms of the sale include an offer to the highest and best bidder for cash. Please see enclosed notice for complete terms as well as the dates on which the notice will appear for publication.

EXHIBIT A

The unpaid principal balance of the note secured by the Deed of Trust being foreclosed is $31,738.04. Approximate interest accrued through the date of the sale is $4,931.97. Fees and expenses are estimated to be $857.00.

I trust that this information complies with the applicable statute and regulations. If additional information is required or requested please write or call at your convenience. Prior to the sale please forward to me your written response confirming that our notice is both timely and adequate. Thank you.

Very truly yours,

TAYLOR, PHILBIN, PIGUE,
MARCHETTI & BENNETT

Michael J. Philbin

MJP/jc

Enclosures

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

cc: Chase Manhattan Mortgage Corp.
Loan #: 2072342898

bc: National Default Servicing Corp.

BOOK 10139 PG 547

P 584 303 239

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail *(See reverse)*

Sent to	Internal Revenue Serv. Special Procedures Section
Street & Number	P. O. Box 1107
Post Office, State, & ZIP Code	Nashville, TN 37202
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	$ 2.52
Postmark or Date	7/1/96

PS Form 3800, April 1995

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- 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
Special Procedures Section
P. O. Box 1107
Nashville, TN 37202

4a. Article Number
P 584 303 239

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

7. Date of Delivery JUL 03 1996

5. Received By: *(Print Name)*

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

6. Signature: *(Addressee or Agent)*
X

PS Form 3811, December 1994 Domestic Return Receipt

Thank you for using Return Receipt Service.

LAW OFFICES
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT

RICHARD D. TAYLOR
MICHAEL J. PHILBIN
WM. RITCHIE PIGUE
L. GINO MARCHETTI, JR.
ERNEST D. BENNETT III
WM. GERALD McCASKILL
B. LYNN MORTON

ONE UNION STREET
POST OFFICE BOX 198169
NASHVILLE, TENNESSEE 37219-8169

TELEPHONE (615) 244-5361
FAX (615) 242-2174

JOHN P. LONG
1951-1992

July 1, 1996

BOOK 10139 PG 548

Tennessee Department of
Employment Security
Legal Section
P. O. Box 101
Nashville, Tennessee 37245

ATTN: Mr. Mitchell Crawford

RE: Tax Payer: Rosa B. Petrone, Individually and D/B/A Petrone's Restaurant

State Tax Lien #:	2-0431
State Account #:	321-346
Property Location:	1040 Chickamauga Avenue Nashville, Tennessee 37206
Date of Foreclosure Sale:	July 29, 1996
Time of Sale:	10:00 A.M.
Place:	the front door of the court-house in Nashville, Davidson County, Tennessee
Our File #:	94487

Dear Mr. Crawford:

This firm represents Chase Manhattan Mortgage Corporation in the above captioned matter. The purpose of this letter is to give you notice pursuant to TCA 67-1-1433(b)(2)(A) with regard to the above referenced sale. Pursuant to this Code Section and the regulations promulgated thereunder, we are furnishing you with copies of the following:

1. Unreleased State Tax Lien(s):
   Book 8552, Page 235

2. Copy of the Deed of Trust being foreclosed.

3. Copy of the Notice of Publication (includes property description).

The sale will be held on the date and at the time and place indicated above. The terms of the sale include an offer to the highest and best bidder for cash. Please see enclosed notice for complete terms as well as the dates on which the notice will appear for publication.

COLLECTIVE EXHIBIT B

The unpaid principal balance of the note secured by the Deed of Trust being foreclosed is $31,738.04. Approximate interest accrued through the date of the sale is $4,931.97. Fees and expenses are estimated to be $857.00.

I trust that this information complies with the applicable statute and regulations. If additional information is required or requested please write or call at your convenience. Prior to the sale please forward to me your written response confirming that our notice is both timely and adequate. Thank you.

Very truly yours,

TAYLOR, PHILBIN, PIGUE,
MARCHETTI & BENNETT

Michael J. Philbin

MJP/jc

Enclosures

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

cc: Chase Manhattan Mortgage Corp.
Loan #: 2072342898

bc: National Default Servicing Corp.

P 584 303 240

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail *(See reverse)*

Sent to
TN Dept. of Employment Security, Legal Sec.
Street & Number
P. O. Box 101
Post Office, State, & ZIP Code
Nashville, TN 37245

Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	$ 2.52
Postmark or Date	7/1/96

PS Form 3800, April 1995

800# 10139 550

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- 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:
Tennessee Dept. of Employment Security
Legal Section
P. O. Box 101
Nashville, TN 37245
ATTN: Mr. Mitchell Crawford

4a. Article Number
P 584 303 240

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

7. Date of Delivery
7-8-96

5. Received By: *(Print Name)*
TENN. DEPT. of EMPLOYMENT SECURITY

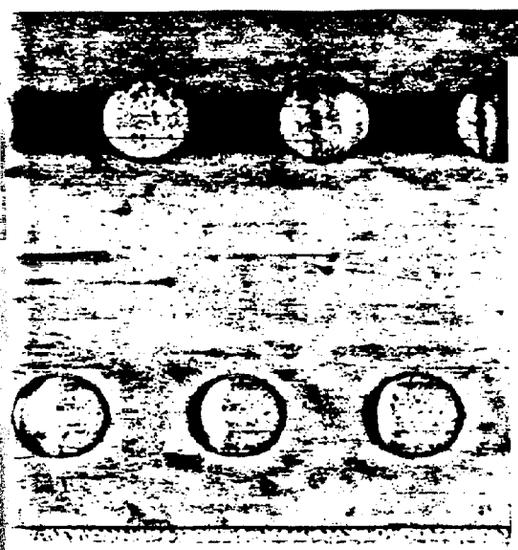
8. Addressee's Address *(Only if requested and fee is paid)*

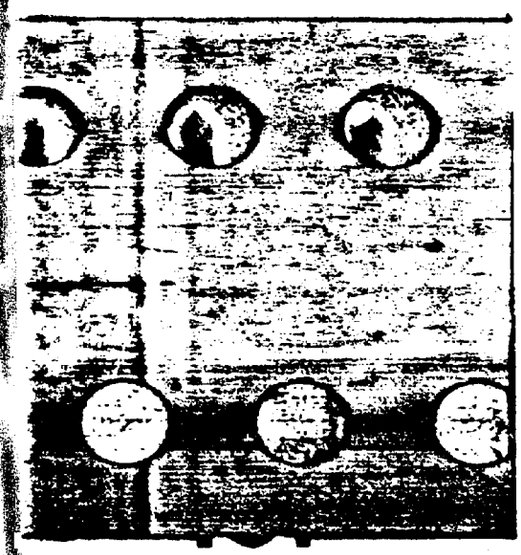
6. Signature: *(Addressee or Agent)*
X Pat Singleton

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.





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

RECEIVED OF _____

FOR _____

BOOK 10139 PG 551

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 38515.34
				CON TX 142.51
				PRFEE 1.00
				WDEED 36.00
				TOTAL 179.51
				CHECK 179.51
			07/31/96 01	15:50 0001 1518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209393
IDENTIF. ↑ REFERENCE

96 JUL 31 PM 3:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1069107