BOOK 10351 PG 779

This Instrument Prepared by:

Leitner, Williams
Dooley & Napolitan, PLLC
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 $ 60,875.65 (Tax Exempt).

AFFIANT

Subscribed and sworn to before me, this the 14th day of February, 1997.

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.:
71-4-186

SUCCESSOR TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 14th day of February, 1997, 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,"

WITNESSETH:

WHEREAS, on the **3rd day of July, 1985, David R. Hill, unmarried, and Houston E. Hill, unmarried,** executed a deed of trust to **Chicago Title Insurance Company**, Trustee, to secure the payment of a promissory note in the original principal amount of **$31,750.00** payable to the order of **Norwest Mortgage, Inc. ("Lender")** (the "Note"), said Note being payable in monthly installments as set forth in said deed of trust, which is of record in **Book 6602, page 482,** 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 GMAC Mortgage Corporation of Iowa by assignment not of record, who assigned the Deed of Trust to the Secretary of Housing and Urban Development, by assignment of record in Book 8057, page 520, 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 10227, page 182**, in the Register's Office for **Davidson** 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 January 23, 30, and February 6, 1997; 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 February 14th, 1997; and,

WHEREAS, SECOND PARTY, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Sixty Thousand Eight Hundred Seventy-Five & 65/100 Dollars ($60,875.65), 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. 168 on the map of Section One of Joywood Heights, as of record in Book 1130, page 91, Register's Office for said County.

Said Lot No. 168 fronts 60 feet on the North side of Jones Circle and runs back between lines 213.2 feet on the westerly line and 215.4 feet on the easterly line, to a dead line in the rear, on which it measures 60 feet.

Being the same property conveyed to Buryl Minter and wife, Georgia Minter, by deed of record in Book 6902, page 419, said Register's Office.

This property is known as **2118 Jones Circle, Nashville, 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 including delinquent real property taxes, the recorded plat, restrictive covenants of record in Book 1373, page 98, said Register's Office, easements of record in Book 834, page 448, 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 6551, page 690**, 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 matters of record or other matters which may be superior to the Deed of Trust.

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 herein trustee to the said SECOND PARTY, its successors and assigns, and not otherwise.

PICK-UP

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 14th day of February, 1997.

NOTARY PUBLIC

My commission expires: 3-21-98

C HUD MINTER DED

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0273702

7093 02/18/97 12:01PM RECHECK 16.00

LAW OFFICES

LEITNER, WILLIAMS, DOOLEY & NAPOLITAN, PLLC

FOUNDED 1882

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) 267-6825

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

January 17, 1997

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

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

Re: Notice of Non-judicial Foreclosure Sale
FHA Case No: 483-1029767-703/Buryl and Georgia Minter
IRS Identifying Number: [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 **2118 Jones Circle, Nashville,** TN, which is subject to a Deed of Trust in favor of HUD of record in Book **6602**, page **482**, 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 **(12:00 Noon)** on February 14, 1997. There is a federal tax lien against this property, serial number 6214-85-428, identifying no. [redacted], filed on the 6th day of May, 1985 of record in Book 6551, page 690, said Register's Office. Enclosed are copies of the deed of trust, tax lien and the foreclosure notice as it appears in the Nashville Record.

The approximate expenses of the sale will include principal in the amount of **$31,197.00**, 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/

F:\MINTER.IRS

BOOK 10351 PG 781

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]-3880
Date:
January 30, 1997

Leitner, Williams, Dooley & Napolitan
Elizabeth M. Wilson
2300 First American Center
Nashville, Tennessee 37238-7722

Re: Notice of Nonjudicial Sale

BOOK 10351 PG 782

Taxpayer: Buryl and Georgia Minter
Property: 2118 Jones Circle, Nashville, TN

Dear Ms. Wilson:

This is to acknowledge receipt of your correspondence dated 01-17-97, 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