BK/ 10353 PG 387

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 $ 46,000.00

AFFIANT

Subscribed and sworn to before me, this the 24th day of February, 1997.

NOTARY PUBLIC

My commission expires:
3-21-98

0275996
IDENTIF. # REFERENCE

PICK-UP

ADDRESS NEW OWNER:
C & B Properties
4805 Michigan Ave.
Nashville, TN 37209

SEND TAX BILLS TO
Same

MAP-PARCEL NO.:
91-7-293

9554 02/25 0101 CHECK 187.20

SUCCESSOR TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 24th day of February, 1997, by and between Elizabeth M. Wilson, Successor Trustee, hereinafter referred to as the "FIRST PARTY," and C & B Properties, its successor and assigns, hereinafter referred to as the "SECOND PARTY,"

W I T N E S S E T H:

WHEREAS, on the **16th day of June, 1986, Steve Webb and Helen Binkley,** executed a deed of trust to **D. Gene Merrill and Frederick E. Brooks**, Trustees, to secure the payment of a promissory note in the original principal amount of **$36,250.00** 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 6890, page 81,** 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 various entities, which was assigned to the Secretary of Housing and Urban Development ("HUD") by assignment of record in Book 9757, page 220, 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 10327, page 492**, 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 30 and February 6 and 13, 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 21, 1997; and,

WHEREAS, SECOND PARTY, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Fourty-Six Thousand & no/100 Dollars ($46,000.00) 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:

> Being a portion of what was formerly 53rd Avenue, North, the same having been closed, vacated and abandoned by Metropolitan Council Bill #75-1262, of record in Book 4929, page 917, Register's Office for said County.
>
> Said property fronts 50 feet on the northerly margin of Michigan Avenue and extends back between parallel lines 150.0 feet along the easterly margin of Lot 1201 of Block No. 181 on the Plan of West Nashville, as of record in Book 57, page 75, Register's Office, to a line in the rear on the southerly margin of an alley and measuring 50.0 feet thereon.
>
> BEING the same property conveyed to Steve Webb and Helen Binkley, as tenants in common by deed from Joe Hodges and wife, Connie Hodges of record in Book 6890, Page 78, Register's Office for Davidson County, Tennessee.

This property is known as **5216 Michigan Avenue, 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, Easements of record in Book 4929, page 917, said Register's Office and matters of record or other matters which may be superior to the Deed of Trust. Said sale is also subject to the right of redemption of the State of Tennessee, pursuant to the provisions of 26 U.S.C. §7425, by virtue of a state tax lien of record in **Book 8633, page 909,** said Register's Office (hereinafter the "State 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). 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 February, 1997.

NOTARY PUBLIC

My commission expires 3-21-98

C:\HUD\C&BPROP\F24

Book 10353 Page 389

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) 267-6625

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

January 23, 1997

CERTIFIED MAIL - RETURN
RECEIPT REQUESTED

Mr. Wilbur (Buddy) Hooks
State of Tennessee
Department of Revenue
Tax Enforcement Division
P. O. Box 198333
Nashville, TN 37219

Re: FHA Case No: 483-1163800-703/Steve Webb and Helen Binkley, Account No:07-1993455

Dear Mr. Hooks:

This firm has been retained by the Secretary of Housing and Urban Development ("HUD"), to initiate foreclosure proceedings on certain real property located at **5216 Michigan Avenue, Nashville, TN** ,which is subject to a Deed of Trust in favor of HUD of record in Book **6890**, page **81**, 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 (**12:00 noon**) on February 21, 1997. There is a state tax lien against this property, account no. 2-620809445000-2, lien i.d. no. 9214013, filed on the 26th day of May, 1992 of record in Book 8633, page 909, said Register's Office. Enclosed are copies of the 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 $33,763.04, 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/lt
C:\HUD\STATEWEB.LTR

A:hudfc/state.in

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:
Wilbur Hooks
P.O. Box 198333
Nashville TN 37219

4a. Article Number

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

7. Date of Delivery
1-27-97

5. Signature (Addressee)
LARRY Peck

6. Signature (Agent)
Larry Peck

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

Thank you for using Return Receipt Service.

PS Form 3811, December 1991 *U.S. GPO: 1993—352-714 DOMESTIC RETURN RECEIPT

RECEIVED

STATE OF TENNESSEE
DEPARTMENT OF REVENUE
ANDREW JACKSON STATE OFFICE BUILDING
NASHVILLE, TENNESSEE 37242

BOOK 10353 PG 390

February 3, 1997

Ms. Elizabeth M. Wilson
Attorney At Law
Leitner, Williams, Dooley & Napolitan
2300 First American Center
Nashville, TN 37238-2300

RE: Foreclosure Sale of Property Owned by:
Steve Webb and Helen Binkley
Account Number: 001-620809445

Dear Ms. Wilson:

This is in reference to your letter dated January 23, 1997 concerning a foreclosure sale of property owned by **Steve Webb and Helen Binkley.**

Your letter does comply with the provisions of T.C.A. 67-1-1401 et. seq., but if the sale produces more than the amount needed to satisfy the cost of the sale, the indebtedness indicated in your letter, and any other superior liens, the amount of surplus proceeds up to the amount of taxes, penalties, and interest due the Department of Revenue must be remitted to the State of Tennessee. The amount of taxes, penalties and interest due as of **March 20, 1997** is **$416,908.00.**

After the sale, please furnish me with an accounting of the sale (a closing statement), and I will release the State's tax lien on the property sold.

I trust that this has answered your letter, but if not, please let me know.

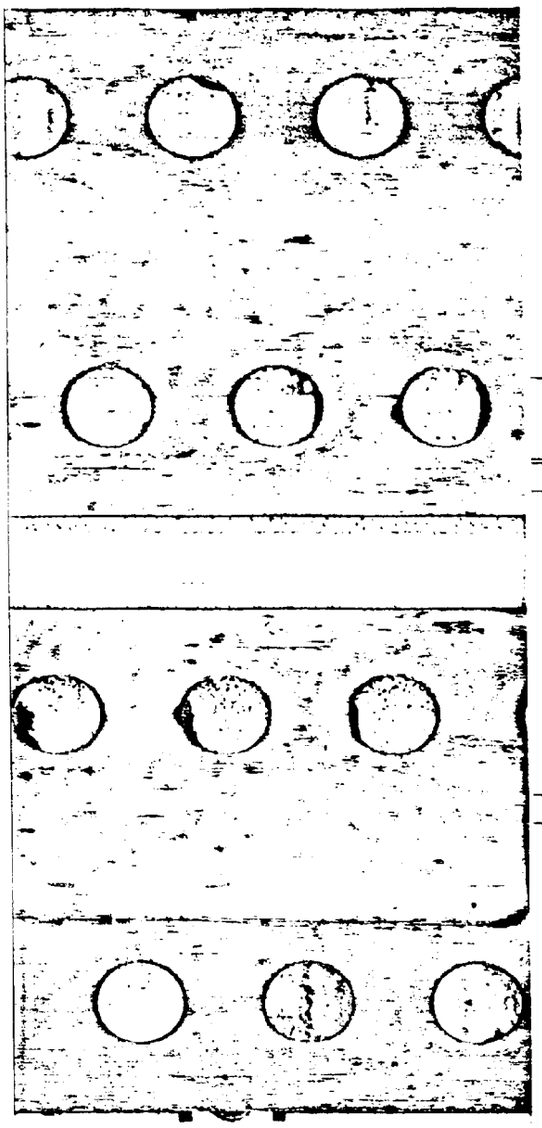
Sincerely,

John S. Peeler, Director
Tax Enforcement Division

Wilbur E. Hooks

Wilbur E. Hooks
Revenue Enforcement Manager
Special Procedures Section

xc: Gary Dietz, Revenue Enforcement Supervisor, Nashville Region
Lynn York, Revenue Enforcement Supervisor, Nashville Region



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10358 PG 391

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 [illegible]	
			CON TX	170.20
			PRFEE	1.00
			WDEED	16.00
			TOTAL	187.20
			CHECK	187.20
		02/25/97	01	09:43 0001 9554

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0275996
IDENTIF. ↑ REFERENCE

No. 1119983