BOOK 10533 PG 689

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 $ 158,573.03 (Tax Exempt).

AFFIANT

Subscribed and sworn to before me, this the 7th day of July, 1997.

NOTARY PUBLIC
My commission expires:
3-21-98

0327635
IDENTIFICATION
PICK-UP
97 JUL 17 PM 4:12
FELIX Z. [illegible]
DAVIDSON [illegible]

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.:
137-07-01 5.00

NOTARY PUBLIC AT LARGE

SUCCESSOR TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 7th day of July, 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 **11th day of February, 1985**, **George Sledge, III and wife, Billie R. Sledge** executed a deed of trust to **Tim N. Taylor**, Trustee, to secure the payment of a promissory note in the original principal amount of **$77,850.00** payable to the order of **Capitol Mortgage Corporation ("Lender")** (the "Note"), said Note being payable in monthly installments as set forth in said deed of trust, which is of record in **Book 6493, page 277** 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 Mid-States Mortgage Corporation which subsequently assigned the Deed of Trust to the Secretary of Housing and Urban Development ("HUD") by assignment of record in **Book 7504, page 51** Register's Office of said County, Tennessee; 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 10200, page 821**, 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 June 12, 19, and 26, 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 July 7, 1997; and,

WHEREAS, SECOND PARTY, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of One Hundred Fifty-Eight Thousand Five Hundred Seventy-Three & 03/100 ($158,573.03) Dollars, 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 Lot No. 172 on the Plan of Priest Lake Park, Section 4, as of record in Book 4460, pages 15, 16, & 17, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to George Sledge, III and wife, Billie R. Sledge by deed of record in Book 6449, page 939, Register's Office for said County, and being the same property conveyed to G. Thomas, Jr. by deed of record in Book 6525, page 552, said Register's Office and being the same property conveyed to J. B. Wynn of record in Book 6682, page 207, said Register's Office and being the same property conveyed to Charles E. Watkins of record in Book 6833, page 154, said Register's Office.

This property is known as **108 Coastal Court East, 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, condominium documents and restrictions, restrictive covenants, easements and matters of record, including UCC-1 financing statement of record in Book 8485, page 378, said Register's Office, or other matters which may be superior to the Deed of Trust, and 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 7892, page 184; Book 7977, page 214; Book 9657, page 533,** 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). Copies of the notice letters are attached.

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 7th day of July, 1997.

Lynda K. Downing Jones
NOTARY PUBLIC

My commission expires: 3-21-98

C:\HUD\WATKINS.DED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

PAUL R. LEITNER
THOMAS A. WILLIAMS
CHARLES W. DOOLEY
GARY S. NAPOLITAN
WILLIAM E. GOOBOLD III
DAVID W. NOBLIT*
GREGORY M. LEITNER
JOHN B. CURTIS, JR.
KELLY J. PETERS*‡
STEVEN W. KEYT
J. FRANK THOMAS II
C. DOUGLAS DOOLEY
ALAN B. EASTERLY
MICHAEL K. ALSTON†
MARC H. HARWELL
RICHARD C. MANGELSDORF, JR.
D. RANDALL MANTOOTH
TED C. RAYNOR
TIMOTHY W. CONNER*
REID D. LEITNER

JEFFREY P. BOYD†
D. SCOTT BENNETT‡
GREGORY H. OAKLEY
WILLIAM L. ABERNATHY, JR.
WILLIAM H. WEBB, JR.
CHARLES W. POSS
TODD C. McKEE
CHRISTOPHER E. MOORE
TONYA R. WHEAT
TIMOTHY L. MICKEL
JAMES L. DECKARD*
JEFFREY A. POWELL*
MOLLY A. GLOVER
GEORGE H. RIEGER, II
JAMES J. PRESSWOOD, JR.

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

* ALSO MEMBER GEORGIA BAR
† ALSO MEMBER ALABAMA BAR
‡ ALSO MEMBER KENTUCKY BAR
‡ ALSO MEMBER FLORIDA BAR
‡ ALSO MEMBER NORTH CAROLINA BAR

June 11, 1997

HAND DELIVERY

C. Roark
Mail Clerk

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

Re: Notice of Non-judicial Foreclosure Sale
Property of Charles Watkins, 108 Coastal Court East, Nashville, Tennessee
Notice of Federal Tax Liens, Register's Office for Davidson County, Tennessee

Dear Sir or Madam:

This firm has been retained by Department of Housing and Urban Develeopmen t("HUD"), to initiate foreclosure proceedings on certain real property located at **108 Coastal Court East, Nashville, TN**, which is subject to a Deed of Trust in favor of HUD of record in the 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 southwest door of the Courthouse in Davidson County, Tennessee, at **Twelve O'clock (Noon)** on July 7, 1997.

There are federal tax liens against this property, in said Register's Office as follows:

Book/Page #	Serial Number	Amount
7977/214	628906820	$28,025.02
7892/184	628909586	$28,016.02
9657/533	629503250	$ 8,997.25

BOOK 10533 PG 672

Enclosed are copies of the tax lien and the foreclosure notice as it appears in the newspaper.

The approximate expenses of the sale will include principal in the amount of $77,000.00 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/lt

A:hudfc/irs.ln

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]-3330
Date:
June 12, 1997

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

BOOK 10533 PG 673

Re: Notice of Nonjudicial Sale

Taxpayer: Charles E. Watkins
Property: 108 Coastal Court East, Nashville, TN

Dear Ms. Wilson:

This is to acknowledge receipt of your correspondence dated 06/11/97, 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

6985 07/17 0101 03CHECK 20.00